

CITY OF INGLEWOOD
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL PLANNING COMMISSION

- - -

CERTIFIED COPY

IN THE MATTER OF:)
CITY OF INGLEWOOD)
INGLEWOOD BASKETBALL AND)
ENTERTAINMENT CENTER)

CORRECTED TRANSCRIPT
7/24/2020

SPECIAL PLANNING COMMISSION MEETING AGENDA
1 West Manchester Boulevard
Ninth floor
Inglewood, California
Wednesday, June 17, 2020

ATKINSON-BAKER, INC.
(800) 288-3376
www.depo.com

Reported by: EILEEN ELDRIDGE, Hearing Reporter

File No.: AE042F3

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

CITY OF INGLEWOOD
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
SPECIAL PLANNING COMMISSION

- - -

IN THE MATTER OF:)
CITY OF INGLEWOOD)
INGLEWOOD BASKETBALL AND)
ENTERTAINMENT CENTER)

SPECIAL PLANNING COMMISSION MEETING AGENDA
1 West Manchester Boulevard
Ninth floor
Inglewood, California
Wednesday, June 17, 2020

ATKINSON-BAKER, INC.
(800) 288-3376
www.depo.com

Reported by: EILEEN ELDRIDGE, Hearing Reporter

File No.: AE042F3

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A P P E A R A N C E S

COMMISSIONERS:
CHAIRPERSON: LARRY SPRINGS
PATRICIA PATRICK
AIDÉ TREJO
DAVID RICE

1 Inglewood, California, Wednesday, June 17, 2020

2 7:00 p.m.

3
4
5 MR. SPRINGS: We're going to close this segment
6 and move right on.

7 Madam Secretary?

8 MS. LANE: Item 5-A: Certification of the
9 Project Environmental Impact Report, Number
10 EA-EIR-2020-045, (EA-EIR-2020-045), State Clearinghouse
11 Number SCH2018021056. Item 5-B: General Plan Amendment
12 Number 2020-003 (GPA-2020-003). Item 5-C: Specific
13 Plan Amendment Number 2020-001 (SPA-2020-001). Zoning
14 Code Amendment Number 5-D 2020-002 and the Zoning Change
15 Number 2020-001, (ZC-2020-001). Item 5-E, Sports and
16 Entertainment Complex Design Guidelines and
17 Infrastructure Plan, (SEC Development Guidelines). And
18 Item 5-F, Development Agreement between Murphy's Bowl
19 LLC and the City.

20 MS. WILCOX: Chairman Springs and Commission,
21 Notice has been given and the file is present, and I
22 will be doing a first staff --

23 MR. JACKSON: Ms. Wilcox will be doing --

24 MS. WILCOX: In August 2017 the City council,
25 the City of Inglewood and the successor agency, and the

1 Inglewood Parking Authority approved an amended and
2 restated exclusive negotiation agreements with Murphy's
3 Bowl LLC. This is for a proposed development of an NBA
4 arena and associated facilities.

5 Since that time, staff commenced preparation of
6 the Environmental Impact Report, which is required as
7 part of the exclusive negotiation agreement. And that
8 process was commenced in early 2018.

9 As part of that process, we determined which
10 entitlements were likely to be needed. A scoping
11 meeting was conducted to guide preparation of the
12 Environmental Impact Report, and comments were received
13 from agencies and interested parties on the scope of the
14 Environmental Impact Report.

15 One moment. The subject site is located near
16 the intersection of Prairie and Century. It is
17 28 acres, approximately, in size. The general plan
18 designation is industrial and commercial, and the
19 existing zoning designations are M-1L, which is limited
20 manufacturing, commercial, airports and a limited amount
21 of residential, R-3, R-2 and P-1 parking.

22 Most of the site is vacant. Approximately 23
23 of the acres are vacant. Existing uses include a
24 warehouse, a fast food restaurant, limited
25 manufacturing, industrial uses and a hotel.

1 And this exhibit depicts, generally, the vacant
2 sites. The green ones are the vacant cites. The ones
3 with brighter colors are developed with uses. And this
4 exhibit, which is in the Environmental Impact Report,
5 depicts ownership as well.

6 Approximately 84 percent of the project's site
7 is City used accessories and the remainder is privately
8 owned.

9 THE REPORTER: I'm sorry. I didn't hear that
10 last part. The last part of what you just said, I did
11 not understand.

12 MS. WILCOX: Okay. Approximately 84 percent of
13 the site is city used or successor agency owned and the
14 remainder is privately owned.

15 THE REPORTER: Thank you.

16 MS. WILCOX: Since 1979 the City has taken a
17 number of steps to situate the subject site for
18 industrial or to light industrial office uses. As you
19 know, the subject site is underneath the flight path.
20 And multiple decades ago, there were residential uses on
21 the site, but through FAA and land grants, the City was
22 able to acquire a number of these parcels and remove the
23 incompatible residential uses.

24 Between 1980 and 2000, the City modified the
25 general plan designation to industrial and commercial.

1 And in 1993 the City adopted a specific plan to situate
2 the property -- a portion of the subject site for the
3 development of an industrial office park.

4 This exhibit, again, depicts an aerial photo of
5 the site. The central site is what we refer to in the
6 report as the arena site. It is the largest. The site
7 on the west is the western parking site. The site to
8 the east, two shades over, is the transportation and
9 hotel site, and a very small site in the southeastern
10 corner is the proposed wall site. It's what we refer to
11 as the wall site.

12 This map depicts the general plan designation
13 of the site. It's the general plan. The bluish-gray is
14 industrial, the red is commercial. And this exhibit
15 depicts the zoning. The blue-gray is M-1L, limited
16 manufacturing. The pink is C-2A, airport, commercial.
17 The brown and light tan are R-3, residential and R-2 for
18 the light tan and gray is parking.

19 The project proposes the development of an
20 arena with up to 18,000 fixed seats and up to 500
21 temporary seats. In addition to these seats -- the
22 project site, would support a number of ancillary
23 facilities, including up to 82,000 square feet practice
24 facility for the team, up to 71,000 square feet for the
25 Clippers' office space; up to a 25,000-square foot

1 sports medicine clinic; and up to 63,000 square feet of
2 ancillary and related arena uses including dining and
3 retail.

4 There will also be an outdoor plaza adjacent to
5 the arena, parking facilities to support the arena in
6 compliance with the code. The location of the City
7 water wall that is on the arena site would be moved to
8 the smaller water wall site. And then there would be
9 associated circulation, infrastructure improvements and
10 implemented service hotel on the eastern site.

11 And just to delve into the layout a bit more,
12 on the western parking garage site, that would house the
13 majority of the parking for the facility. It would be
14 entered and exited from an entrance on Prairie as well
15 as an entrance and exit on Century. Most of the fans
16 coming to that parking structure would get to the arena
17 site using a stream bridge over Prairie Avenue.

18 And as part of this project, a new signal would
19 be installed and entrances and exits on Prairie, Prairie
20 and Century. On the arena site, the mainstream
21 pedestrian entrance would be from the Century Boulevard
22 near the intersection with Prairie. An entrance for the
23 plaza area with retail, dining and other ancillaries as
24 fronting for the plaza, as well as, potentially, an
25 entertainment stage or opportunity for the entertainment

1 on the plaza.

2 Within the arena structure, itself, would be
3 the practice facility, the medical clinic and, of
4 course, the main arena. And then to the south of the
5 arena would be additional parking for patrons and VIPs
6 and circulation to that parking structure would be from
7 Prairie Avenue.

8 Also at the arena site, the backup house area,
9 would be on the eastern side of arena. The entrance to
10 that would from Century Boulevard on the driveway that's
11 on the very eastern edge of the main arena site. And
12 for the most part, access from 102nd Street would be
13 limited to utility and maintenance access.

14 On the arena site as part of the scope of
15 development, as you can see from the plan, it would also
16 involve the closure of a portion of 102nd Street. And
17 similarly on the western parking garage, there would be
18 a closure of a portion of 101st Street.

19 Moving to the eastern transportation and hotel
20 site, that site would house the location for shared
21 rides, staging as well as shuttles and other alternate
22 transportation. And then next to that would be the
23 hotel site. The roadway end would be relocated to a new
24 facility on that site, and that hotel is proposed to be
25 a limited service hotel.

1 As part of the sponsors' requests, there are a
2 number of entitlement requests that are included: The
3 first is a general plan amendment request to amend land
4 use element, circulation element, and safety element of
5 the general plan.

6 In the land use element, the proposed changes
7 would include changing the land use designation of the
8 site to entirely industrial. As the lower map here
9 shows a portion of the site is commercial along Prairie
10 and Century, so that would be changed to industrial.

11 Additionally, the land use element, their
12 changes proposed for the goals and purpose of industrial
13 land use designation. In the circulation element,
14 changes proposed are generally to reflect the,
15 potential, closure of a portion of 101st and a portion
16 of 102nd Street. And the safety element, the changes
17 that would be made would be to reflect the new water
18 wall location, and the closure of the existing wall,
19 which is on the arena site.

20 A portion of the site overlaps what is called
21 the Inglewood International Business Park Specific Plan,
22 which was adopted in 1993. The City has seen minimal
23 development under this specific plan. However, it is
24 still in place.

25 And so as part of the sponsors' requests, there

1 would be an amendment to this specific plan to exclude
2 the site from the specific plan if it's developed as the
3 Inglewood Basketball and Entertainment Center. If it
4 were to not be developed as Inglewood Basketball and
5 Entertainment Center, the amendment has been processed
6 such that the specific plan would still apply in those
7 areas.

8 The zone change is also part of the sponsors
9 request. Zoning of the site, as I mentioned, is M-1L,
10 C-2A, R-3, R-2 and P-1. And the first part of the zone
11 change would be to change the R-3, R-2 and P-1 to zoning
12 designations, which conform with industrial general plan
13 designation that underlie them.

14 As I mentioned the existing general plan is
15 commercial and/or industrial as shown in the map in the
16 lower right corner. And so the zoning would be changed
17 of those cites that do not conform with the general plan
18 to bring them into conformance with the general plan.

19 The other change that would be made under the
20 zone change is just establish a sports and entertainment
21 complex sports/entertainment overlay zone that follows
22 the boundaries of the subject site. And that overlay
23 zone would include the creation of development standards
24 that apply to the site.

25 UNIDENTIFIED SPEAKER: -- Sports entertainment

1 overlay?

2 MR. SPRINGS: You're good.

3 MS. WILCOX: Sponsors requests also include a
4 zoning code amendment to create the regulations for the
5 sports/entertainment overlay zone. Those regulations
6 would include permitted uses, the review process
7 applicable in that zone, height limitations, lot
8 signage, lot size, development intensity, parking and
9 loading and signage requirements. In addition, they
10 would tie in the design guidelines and development
11 guidelines that are proposed for the subject site as
12 well.

13 The next change proposed is sport/entertainment
14 complex design guidelines, development guidelines.
15 Excuse me. Those development guidelines are proposed to
16 include three parts: An implementation administration
17 section, design guideline and infrastructure plan.

18 The implementation administration section
19 basically lays out the processes that are applicable to
20 review of a project if it's within the overlay zone.
21 The design guidelines would guide multiple design
22 features of the site including design layout,
23 landscaping, signage and lighting, circulation, parking,
24 loading, sustainability and specific design
25 considerations for various uses.

1 The infrastructure plan would guide the
2 development of construction related to the site, whether
3 it's a right-of-way or on private property. And lastly,
4 the development agreement is also one of the items under
5 consideration tonight.

6 The development agreement includes community
7 benefits as well as vesting entitlements for the
8 project. And some of those community benefits includes
9 the creation of local jobs and workforce equity,
10 commitment to affordable housing and renter support,
11 rehabilitation of the Morningside Park Library and the
12 creation of a community center, support for Inglewood
13 youth and education, support for Inglewood seniors,
14 improving Inglewood parks and community engagements and
15 collaboration.

16 As I mentioned earlier, we have prepared an
17 Environmental Impact Reports to analyze the
18 environmental impact of the proposed project. Under
19 that report, 16 different environmental topic areas were
20 thoroughly studied. Five different projects
21 alternatives were analyzed. And under the analysis
22 conducted, 66 significant or, potentially, significant
23 impacts were found. But through project mitigation, the
24 project was able to mitigate 25 of these resulting in 41
25 significant or, potentially, significant impacts.

1 with the law firm Remy, Moose and Manley. We're doing
2 the CEQA counsel in this matter. There are two things I
3 would like to touch on about this EIR for you today.

4 The lead consultant for EIRs, Environmental
5 Impact Report -- the same firm that write the
6 environmental analyses for Golden 1 Arena in Sacramento
7 and Chase Arena in San Francisco. So I think it is fair
8 to say that they know their stuff and they know this
9 type of project better than any other environmental
10 consulting firm today.

11 The transportation analysis was prepared by
12 Fehr and Peers, the lead transportation consulting firm
13 in this state. Their expertise really is unmatched.
14 And I think, generally, it is fair to say that no effort
15 was spared in preparing this EIR.

16 The past and final EIRs together span more than
17 2600 pages, not including appendices. The
18 transportation analysis alone are worth more than
19 500 pages. Although, the EIR contains a great deal of
20 information first in a straightforward, successful
21 manner, and it's easy to navigate.

22 Now, the nature of this CEQA process with these
23 agency in this city as far as this analysis, the agency
24 and the stakeholders can weigh in their comments. Here
25 the city, again, took an unusually proper approach.

1 The city received comments from other agencies
2 and stakeholders. They reached out to them. Look at
3 the final EIR, you'll see that the responses and
4 comments often reflect all -- and so forth with subjects
5 such as Caltrans, transportation, natural resources, air
6 quality management district and other districts.

7 And you'll see that in many instances responded
8 to the commenter by incorporating the reference into the
9 project. The city has recently received critical
10 comments from a couple of people who own property in the
11 area, or lawyers who represent them. These people did
12 not provide comments for the past EIR. Instead, they
13 submitted comments, critical of the EIR, into the
14 process.

15 And I have to tell you, as a CEQA lawyer, that
16 they're not unusual. It does not make them right, it's
17 just the nature of the beast. I would like to touch on
18 a few today. First the claim was made that the City has
19 made a cursory analysis of the project, but the response
20 is simple, I invite both to look at the EIR, itself. I
21 don't think anybody could fairly describe it -- it's
22 not; it's comprehensive.

23 Second, the claim is made before that the
24 public has somehow been excluded from the process, and
25 that claim, too, is false. The environmental review

1 process has been completely transparent every step of
2 the way for its entire administrative record, EIR. It's
3 on a dedicated website.

4 The City extended the comment period about the
5 EIR a few times by quite the required length. And,
6 finally, the claim was made that the project was somehow
7 getting a pass. And I disagree. Look at the project,
8 its list of mitigation measures, its approval, the
9 design guidelines, all of it is monitored and enforced.

10 As consultants to the City, our job is to
11 review comments (Telephonic interruption) -- prior
12 effort, they have been missed. In this case, we have
13 reviewed the comments that have come in late, we believe
14 that these do not raise issues that were not addressed
15 to the EIR by the City staff and City consultants.

16 If the Commission have any questions about the
17 process, the analysis, we're here. We're happy to
18 answer questions. Appreciate the opportunity and for
19 your attention. Thank you.

20 MR. JACKSON: Excuse me. Chairman Springs and
21 the Members of the Commission, and Mr. Manley, that was
22 a great job. I think it was very difficult for you to
23 hear what was trying to be communicated to you. So what
24 we're going to do is we're going to take a quick recess.
25 I want to make sure -- because I want you to hear what

1 he said uninterrupted, unless you feel it's not
2 necessary.

3 Were you able to pick up?

4 MR. SPRINGS: Ms. Wilcox and I just had a
5 conversation about it being choppy and what we had just
6 agreed upon was it was going to be transformed again
7 into the minutes. So we'll be able to read those into
8 our minutes.

9 MR. JACKSON: As long as you felt you heard
10 what he said, and you're able to digest it, then we can
11 continue.

12 MR. SPRINGS: Let me leave it up to the
13 Commissioners to see whether they heard.

14 Ms. Patrick?

15 MS. PATRICK: Choppy. But I did get the gist
16 of it, so it's not necessary to repeat.

17 MR. SPRINGS: Ms. Trejo?

18 MS. TREJO: I feel the same way. I agree, it
19 was very choppy. But I got this, the EIR preparation,
20 it was very comprehensive. And the public influence by
21 (Inaudible). I'm okay with not hearing it again.

22 MR. SPRINGS: Okay. Commissioner Rice?

23 MR. RICE: I did understand in regards to the
24 statements made in regards to this project.

25 MR. SPRINGS: Perfect. Thank you.

1 MS. WILCOX: Lastly, as I mentioned, staff had
2 a few errata, so that we provided a memo. It is
3 summarized here, but I already went through them. So I
4 won't be going through them again. But as you consider
5 your recommendations and our recommendation as stated in
6 the report is recommendation for approval, for those
7 actions that are subject to errata, we just request that
8 you if recommending approval that you make a clear
9 resolution subject to the errata contained in the staff
10 memorandum, and that applies to the Environmental Impact
11 Report certification, the zoning code amendment and zone
12 change, the design guidelines and the development
13 agreement.

14 With that, that concludes the staff
15 presentation. I'll refer any questions you may have.

16 MR. SPRINGS: Okay. Ms. Wilcox, thank you very
17 much.

18 I'm going to open up the questions for you,
19 Ms. Wilcox. I'm going to start with
20 Commissioner Patrick. And let me say this to the
21 Commissioners:

22 You each have about five minutes to read your
23 questions. If you do not use all your questions in that
24 five-minute period, then we can come back to you and you
25 can just continue your five-minute period.

1 So we're going to open it up. You have five
2 minutes. If you don't use your five minutes, again, we
3 can come back to you.

4 Commissioner Patrick, you can start.

5 MS. PATRICK: Thank you. I did read the EIR,
6 and after reading it, I must say, I'll never read
7 anything else again. I've read enough for the rest of
8 year, but thank you.

9 One of the questions I have, that I do have, is
10 after reading some of the EIR regarding the parking,
11 there wasn't any mention at all in the EIR for permitted
12 parking, there wasn't mention at all in the EIR for
13 permitted parking. There was just a mention for the
14 City of Inglewood residents.

15 Is there anything that's going to be included
16 or will it be included in the EIR?

17 MS. WILCOX: The conditions described in the
18 EIR are what the analysis was based on. And
19 additionally, parking does not -- parking is not one of
20 the environmental study areas contained in the EIR. If
21 you looked at traffic, which is referred area on -- and
22 under traffic, the VMT analysis required, but parking is
23 not one of the required study areas.

24 MS. PATRICK: Thank you. My second question,
25 if I may, please. We talked about access previous to

1 the EIR. There was mentioned a lane that will be given
2 for Uber and Lyft. And how it was mentioned -- an idea
3 Uber and Lyft, et cetera. I don't know what the
4 et cetera may have stood for, but we do have access to,
5 access, access to a paratransit service, that provides
6 for riders needing assistance with entering and exiting
7 autos.

8 They should not be in the same lane with Uber
9 and Lyft, because, A, it's going to cause a traffic jam.
10 Uber and Lyft, as you know, are for people that do not
11 require assistance. Access will slow that lane down.

12 Will there be a separate lane for access areas
13 for transit services or not.

14 MS. WILCOX: Well, that facility will be used
15 by other services beyond Uber and Lyft. And that would
16 be a question that's answered by the Applicant to
17 describe how they're proceeding lanes out to that
18 facility.

19 MS. PATRICK: Okay. I'll reserve my three
20 minutes until later. I haven't anymore questions at
21 this time.

22 MR. SPRINGS: Ms. Trejo?

23 MS. TREJO: Thank you. One of the questions
24 that I had was on community impact was emergency access,
25 if that will have an impact on emergency access.

1 Can you go a into it a little bit more as to
2 how mitigation can take place to lessen the impact for
3 them. And I'm guessing it's like emergency vehicles
4 and....

5 MS. WILCOX: I can't hear.

6 MS. TREJO: Should I repeat it?

7 MR. JACKSON: If you could, just so we all
8 hear.

9 MS. TREJO: My question is on the emergency
10 access. I noted that there would be an impact, I guess
11 that's as a traffic impact, to the emergency access. So
12 I am reading that as emergency access such as
13 ambulances, fire department, that they may run into
14 issue when trying to reach an emergency.

15 Can you expand a little bit on what some of the
16 mitigation measures are on mitigating that?

17 MS. WILCOX: Yeah. So to answer that, I would
18 call on our consultants, Brian Boxer or his designee.

19 MR. JACKSON: Just a moment. Just a moment.

20 MR. BOXER: Can you hear me in the room?

21 MR. JACKSON: Yes.

22 ///
23 ///
24 ///
25

(Telephonically.)

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. BOXER: Okay. Good. This is Brian Boxer with ESA. Let me first try to give you a frame for that. We have looked at extensively at traffic conditions before and after major events. And the EIR acknowledges that there would be, potentially, some access limitations created in terms of emergency vehicles getting through the roadway system to Centinela Hospital.

The mitigation developed includes a number of different steps. First, involved working with the folks at the hospital and emergency access plan to ensure the vehicles, first responder vehicles, and citizens needing to access the hospital can get through will include the use of the traffic control officers in certain locations, the identification of alternative routes through the vicinity, the streets in the vicinity of the hospital to ensure that vehicles are directed to the routes that would have access as opposed to directing them right into the heaviest congestion.

So those would be the primary steps. The plan would also be adaptable adaptable over time, where the Applicant, the operator of the arena and the City would continue to work on an ongoing basis with the hospital to ensure that first responders and people who need to

1 access the emergency room can do so during, before and
2 after major events at the arena.

3 MS. TREJO: How about -- how about --

4 MR. BOXER: I hope that answers your question.

5 MR. TREJO: That answers the question for the
6 ambulance.

7 MR. JACKSON: Turn it off.

8 MS. TREJO: What I heard was more of a plan for
9 ambulances and the hospital. How about fire? Fire
10 trucks? God forbid that there would be a fire anywhere
11 where fire trucks would have to reach a site that is in
12 an area that is impacted.

13 Has additional consideration been given for
14 that?

15 MR. BOXER: With the fire department, there
16 are, of course, building codes that the project design
17 will need to comply with. The fire department provided
18 their requirement and those requirements are all imposed
19 on the project, so the access to the buildings through
20 the vicinity will all be -- will be -- have to pass
21 muster with the fire department.

22 MS. TREJO: Thank you. Thank you. But I was
23 referring more to, not a fire on-site, the arena site or
24 any of the department or in the hotel. I was thinking
25 more of a house or a business and within, what, 500 feet

1 on one of the routes leading to the arena, as cars are
2 going or as traffic is going to the arena site. And
3 suddenly an emergency crops up the streets are filled
4 with traffic.

5 MR. BOXER: The EIR includes a traffic
6 management plan for -- that would go into place for
7 event times. That traffic management plan is a
8 requirement of the project. It would include the
9 imposition or the requirement of the deployment of
10 traffic control officers.

11 Those traffic control officers would,
12 obviously, be able to be in contact, that's how it
13 worked in arenas around the state. And traffic control
14 officers are in contact with the emergency providers.
15 If a fire department needs to get through, the police
16 department needs to get through, any of the first
17 responders, the traffic control officers have the
18 authority to, potentially, clear the street and get
19 those vehicles through.

20 MS. TREJO: Okay. Thank you.

21 MR. SPRINGS: Next, Commissioner Rice?

22 MR. RICE: Can you turn the mics on, please?

23 MR. JACKSON: Just be a little patient, because
24 they're going back to get sound quality. So that we're
25 broadcasting, we have multiple channels going, so just

1 be a little patient. They'll turn them on.

2 MR. RICE: Thank you. The applicant's proposed
3 footprint doesn't take up the entire area where they
4 have ancillary buildings and the primary arena.

5 I'm concerned as to whether or not the
6 buildings off 102nd Street east of the proposed arena,
7 excluding the streets, obviously, vacation, if they're
8 going to alter in any way the use of these streets in a
9 way that it may impact the current private property
10 populace that are not included in this development, such
11 as parking restrictions, event days, and access and
12 those thing?

13 MS. WILCOX: Access from 102nd Street to the
14 site is limited to utilities, trash-access, and so the
15 Applicant can speak more to that. But, apparently,
16 there are no restrictions proposed in that area.

17 MR. RICE: Thank you. That's my only question.

18 MR. SPRINGS: You have about three minutes
19 remaining on your time, Commissioner Patrick. Do you
20 have any additional questions?

21 MS. PATRICK: I haven't any additional
22 questions.

23 MR. SPRINGS: And you have some additional
24 time, Commissioner Trejo. Do you have any additional
25 questions for Ms. Wilcox?

1 MS. TREJO: No additional questions. I should
2 have said it at the beginning, but I just wanted to take
3 my hat's off to staff for putting this very
4 comprehensive planning report, EIR, associated
5 attachments all together. I mean, it's impressive. In
6 my younger years having helped put big packages
7 together, I know it's a challenge.

8 My hat's off to you and to all of the
9 consultants. I know you guys are a small staff
10 (Inaudible), that's how I know --

11 MR. JACKSON: Commissioner Rice?

12 MR. RICE: No further questions. Thank you.

13 MR. SPRING: The only comments I have is I've
14 stepped in an extra job on this report. You guys have
15 me working for a change. I've got my brain working
16 again, so I'm glad about that. Thank you, Ms. Wilcox,
17 you did an excellent job.

18 If the Applicant is here, the Applicant can
19 tell us about the project.

20 MR. JACKSON: Yes. I believe the Applicant is
21 in the Community Room, and we'll get him. It will take
22 me just a moment to switch over to him on the video
23 feed.

24 MR. LEWIS: I would like ask -- I would like to
25 ask the Chairman after this segment if the Chairman

1 would consider having Mr. Whit Manley repeat his
2 comments. They were roughly five minutes and we really
3 need to make sure that the meeting minutes are accurate
4 and complete, so that the public have an to opportunity
5 to clearly hear what he was saying.

6 Now, I understand that the four of you
7 understood it, but we do need to make sure that the
8 public clearly understood what he was saying. So I
9 would just recommend that after this comment if you
10 would please entertain having Whit Manley make his
11 comments again. Hopefully, it will be clearer.

12 MR. SPRINGS: That's your recommendation,
13 Mr. Lewis?

14 MR. LEWIS: Yes, Chair.

15 MR. SPRINGS: Thank you. We'll take it under
16 advisement.

17 MR. JACKSON: I believe we have keyed up the
18 big TV for Mr. Gerard.

19 MR. MC CALLUM: Good evening, Chairman Springs.

20 MR. SPRINGS: We would ask, Gerard, if you
21 could speak as close to those mics as possible.

22 MR. MC CALLUM: Right. Does this work?

23 MR. SPRINGS: Much better.

24 ///

25 ///

1 (Remotely.)

2

3 MR. MC CALLUM: Good evening, Chairman Springs
4 and Commissioners and City staff. We thank you for the
5 opportunity on behalf of the Los Angeles Clippers to
6 present the Inglewood Basketball and Entertainment
7 Center. If we can please queue up the slides that you
8 have up there, we could start actually getting a little
9 bit of presentation.

10 Thank you. Next slide, please. As we all know
11 this is an unprecedented time, but I think one of the
12 things that has been really evident about this project,
13 it's been going on for the three years, is that we all
14 believe in our collective future, and building a great
15 future for the City and providing an impact beyond just
16 basketball.

17 Next page. This is just an aerial. I think
18 many people know exactly where the site is, but we just
19 wanted to give you some context compared to where the
20 SoFi Stadium is and the Forum.

21 Next slide. And these are the parcels that
22 we're looking at that comprise the 28 acres that the
23 City -- that the Planning Committee just mentioned.

24 Next slide. This is a slide that gives you a little bit
25 perspective in terms of how the stadium looks as it

1 facing north towards the SoFi Stadium and the Forum.

2 So this is just a little context to show you
3 exactly where the project is located as well as the
4 scale. Next slide. As reviewed by staff, the Arena is
5 18,000 seats plus an 500 seats for special events. And
6 the entitlements include up to 915,000 square feet. We
7 also in this project are proposing a practice facility,
8 team offices and medical clinic.

9 Next slide. As stated earlier, this has been a
10 very long process. Deliberately we sought to examine
11 just about everything in the CEQA process to make sure
12 that we did our due diligence. This has been over a
13 three-year process that includes a landmark decision by
14 the State, AB-987, that imposes some of the most strict
15 environmental impacts, environmental impacts, of any
16 project that's been done in the State of California.

17 That was approved in December of 2019. The
18 draft EIR, that you saw in March of this year, and then
19 our response to comments in May. And now we're here
20 with the final EIR and the public hearing process.

21 Next page.

22 One of the things that we pride ourselves is
23 the amount of community outreach that we do. We have
24 done Block Club, community meetings, backyard,
25 individual homes, community events and kiosks, Chamber

1 of Commerce meetings, pastors' breakfast meetings with
2 all the churches in the area, as well as our State
3 stakeholder meetings with the City of Los Angeles, City
4 of Hawthorn, SCAG, CARB, all the various transit
5 agencies and doing any interviews and newspaper
6 editorials as well.

7 Next slide. As Mindy said earlier, the EIR
8 shows commitment to detail and transparency. This is
9 the most in depth EIR I've ever been done, and I think
10 the City of Inglewood has ever seen. And that's why we
11 wanted to be very thorough in evaluating the impact.
12 Thousands of pages of analysis, as was mentioned earlier
13 and technical support. 15 different environmental areas
14 studied, 65 different scenarios studied and seven
15 alternatives considered, including five off-site.

16 Next page. So several things first to consider
17 that may let us know here in the Inglewood area is the
18 airport noise corridors. The site within the airport
19 noise corridor, it tends -- the restrictions that were
20 put on it by the FAA a number of years ago that
21 restricted housing from being on the site, so what was
22 left for it to be basically compatible use, such as
23 industrial and commercial property.

24 Next page. We did a comprehensive traffic
25 study, we had mentioned earlier. Over 500 pages of

1 documents, over 114 intersections studied, 53 freeway
2 components, 28 neighborhood street segments, including
3 Century, Prairie and Manchester, 65 different scenarios
4 for different types o events and in those events, we
5 maximize every portion of attendance.

6 So we assume for basketball games, all seats
7 are sold. For concerts, all seats are sold. For
8 football games, all seats sold. For small concerts, all
9 seats are sold. Which is an unlikely scenario, but we
10 wanted to be able to test exactly what we were doing and
11 exactly how we could go about mitigating should any of
12 those occur.

13 We also studied concurrent events. What
14 happens at the Forum, and the IBEC, if we have a
15 concurrent event or a football stadium. Again, trying
16 to make this as comprehensive as possible.

17 Next slide. At the end of the day when you
18 look at that study, you'll see that basically the
19 traffic approaches in equal amounts from different
20 directions as well the turning and the impact at each of
21 those intersections.

22 Next page. So with that, in the mitigation
23 would see significant numbers of improvement,
24 intersection improvement, that include: Street
25 widening, new turn lanes cross, crosswalk improvement,

1 as well as signal improvement.

2 Next slide. Traffic improvement also includes
3 freeway improvement. We work with Caltrans. There will
4 be funding over 3.24 million dollars towards
5 improvements on traffic flow on I-405, 105, particularly
6 at the intersections of Century Boulevard, Prairie and
7 120th Street and Crenshaw.

8 Next slide. Traffic management. Smart Tech,
9 intelligent traffic system. We will be assisting the
10 City with building an intelligent traffic system to the
11 tune of 12 million dollars. An additional \$280,000
12 worth of implements for the LADOT, Smart, intelligent
13 traffic system in the surrounding neighborhood. That's
14 been going pretty much to the east in the Los Angeles
15 area.

16 We would like to implement optimized corridor
17 signal timing. It's been around for years. It used to
18 know when the Forum needs to let out so you can see
19 traffic control officers at the very streets which spots
20 it and radios and signals to turn lights all green and
21 all red, so forth. Now, that's going to be added onto
22 our computer operated system maintained by the City.
23 And then also the changeable message signs to maximize
24 the hospital emergency access plan.

25 Next page. Parking. Over 4100 parking spaces

1 will be developed by this project and will be shared
2 parking spaces with all the other venues in place
3 including the Forum.

4 Next page. Event management system. In
5 addition to the traffic improvement, the physical
6 improvement we're talking about, there are also
7 improvements in which we will be making to the event
8 management system. Some of it includes old technology,
9 like, actual traffic control officers on the street to
10 be able to address any of immediate changes to traffic
11 flow.

12 Changeable message signs as we mentioned
13 earlier, as well every day single timing improvements,
14 parking reservation system will be employed and
15 real-time parking information will be included, a
16 neighborhood residential street protection program,
17 optimized traffic flow in and out of the area,
18 pedestrian flow management by using a pedestrian bridge
19 for the parking garage, dedicated shuttle drop-off, an
20 on-site transportation hub, which doesn't exist right
21 now in the City of Inglewood, to be able to corral all
22 the rideshare, taxis coach buses and microtransit.

23 And also we have included in that collective
24 active plan, in which we met with Centinela Hospital to
25 determine best way to be able to manage an emergency.

1 Next slide. So in summary, in terms of our
2 transportation, in which we've looked at, and which we
3 will provide clear instruction and opportunity to
4 discount and incentivize people in terms of how they get
5 to the arena.

6 Bike/walk is the first option. Bike racks will
7 be provided on-site to get clear access for those that
8 choose to bike to the facility.

9 Park-n-Ride/microtransit. We will provide shuttle buses
10 from the Metro Station directly to the site, and also
11 incentivizing people that use Metro and Rail to get to
12 the site.

13 TNC. This is where we're actually providing,
14 and we talked about it a little bit earlier, a dedicated
15 site, so that the traffic is not in the community, Uber,
16 Lyft and all the transit, going into services. And then
17 finally for those that drive, where it's appropriate,
18 given to those that carpool and share ride services that
19 we can give less work cars on the road coming into the
20 City.

21 Next slide. One of the things that has been
22 very important to us is our net-zero greenhouse
23 emissions commitment both for the traffic management
24 system, on-site solar energy will be developing over one
25 million kilowatt hours of energy on the rooftop of the

1 Hilton, 300 on-site electrical vehicle chargers, so it
2 encourages those that have electrical vehicles. And as
3 the City starts to make a transition to clean air
4 gentrification, we're going to provide that on-site.

5 Smart parking systems. That's to reduce idling
6 and cars trying to figure out where to park and
7 circulation times, that will be part of our parking
8 system throughout the project. And then waste reduction
9 and diversion program through the Bureau of Recreation
10 to reduce landfill.

11 Off-site. In addition to that, we're going to
12 provide 1000 EV chargers for residents of Inglewood and
13 surrounding areas, that will be the incentive program as
14 the transportation incentive for private owners process
15 for clean air, electric vehicles. We're also going to
16 do a 1000 tree planting in the City of Inglewood. We're
17 also going to augment the City's transportation fleet
18 with zero-emission vehicles.

19 And a big part of the program here that came
20 out of the AB-987 determination was a partnership with
21 the Port of Los Angeles to reduce boat emissions and
22 improve regional air quality. One of the biggest
23 impacts that is not mentioned is the pollution that
24 comes from diesel trucks and vehicles, and one of the
25 biggest polluters is in the Port of Los Angeles.

1 And to the tune of up to 30 million dollars
2 will be to allocated to mitigate that to sort of solve
3 the issues of air quality in the entire basin. And
4 annual monitoring of greenhouse gases and transportation
5 impacts on an annual basis we will be providing reports
6 to the City and the City will be monitoring giving us a
7 checkup every year as to how we can improve any of the
8 programs that we mentioned above.

9 Next page. Dedication to "LEED Gold"
10 Standards. I think this will be one of the first LEED
11 Gold Buildings in the City of Inglewood, which means
12 that we will increase our energy efficiency measures
13 that are above Title 24. Title 24 is a code, building
14 code, that speaks of green -- greening of building, we
15 will exceed that by at least 10 percent.

16 Water savings. Through modern technology, we
17 will be able to save over 40 percent in our water
18 savings in the building. Zero-waste program, with
19 recycling and composting, displacement ventilation to
20 provide best-in-class air quality and thermal comfort
21 within the facility, maximizing the potential value of
22 the local environment to improve cooling. And then
23 visitor education program to, local recycling program
24 and then utilizing low VOC materials to enhance occupant
25 air quality.

1 Next page. Clean construction process. This
2 is a commitment that we made that's unusual. We're
3 going above and beyond and we're going to look for the
4 clean vehicle process, if they're available as they come
5 online. And then limiting truck idling, using net-zero
6 or zero-emission haul trucks as they're coming on board,
7 and then providing the City with additional support to
8 help us actually maintain a clean construction process.

9 Next page. Fiscal impacts. Right now the, you
10 know, the process is to develop any new resources in
11 terms of tax revenue to the taxing agencies. Our fiscal
12 import report, in a very conservative manner, estimates
13 148 million dollars in net new tax revenue over the next
14 20 years. An additional 260 million dollars in annual
15 economic influx for the NBA -- for the City of Inglewood
16 via the NBA Games and community events. And then, 450
17 million dollars in wages for local residents during the
18 construction phase.

19 Next page. We went over on the left side of
20 the column, for among other things that's very important
21 to us, is that over 7000 union construction jobs will be
22 created in the process. 30 percent of those jobs will
23 be dedicated and incentivized to the local job hires.

24 Post construction, over 1500 permanent
25 operations and event related jobs were created and

1 35 percent of those will be also earmarked for Inglewood
2 residents. And the 30 percent of the construction
3 contract earmarked for minority and disadvantaged
4 businesses.

5 Next page. So this is a rendering of the
6 building, the beautiful building, the design. But many
7 people ask what's actually under the shell there?

8 Next page. This is an approximation of what's
9 under the shell that's the developed this. These are
10 the spaces. In the very middle is the seating bowl, to
11 the left is the event space for special events, to the
12 right is number one is the entrance lobby, number four
13 is where the team offices will be located and
14 number five would be where the practice facility will be
15 located.

16 Next page. So as stated earlier the Clippers
17 Arena is bigger than sports, it's about jobs and
18 economic equity. And also for us, it's about community.

19 Next page. Over 80 million dollars for
20 affordable housing and renter support has been placed
21 for the development agreement. As for the acquisition
22 and preservation and development of affordable houses,
23 first-time home buyer assistance, emergency support
24 funds and anti-eviction services for Inglewood renters
25 and capacity building for nonprofits focusing on

1 expanding housing opportunities.

2 I just want to repeat: Extraordinary community
3 benefits. There's usually a 3.5 million dollar range
4 to -- we're pledging over 100 million dollars in
5 community benefits. It's unprecedented. And I don't
6 think I've heard anything like this anywhere else in the
7 United States.

8 Next page. 20 million dollars for education
9 and youth services by creating a new community center
10 and renovating -- assisting the City is renovating one
11 of its local libraries, after school tutoring for
12 Inglewood students, youth innovation and design camps,
13 keeping Inglewood students in school initiative and
14 programming, college scholarships and opening pathways
15 to college for Inglewood students, senior center funding
16 and programming, renovation of the public basketball
17 courts, which has already started.

18 Next page. Commitment to Community engagement
19 and charitable causes, access to NBA games for community
20 groups and the Plaza program and access program for the
21 community.

22 Next page. That actually concludes my
23 presentation. Thank you, Commissioners, for this
24 opportunity.

25 MR. SPRINGS: Thank you, Mr. Gerard.

1 MR. MC CALLUM: Thank you.

2 MR. SPRINGS: Next we'll have questions from
3 our Commissioners, and we're going to give them -- if
4 you could just stay at the mic, we'll give them five
5 minutes for each question. We'll give them five minutes
6 and then we'll go back to you to answer questions.

7 So we're going to start with
8 Commissioner Patrick.

9 MS. PATRICK: Thank you. I have no questions.

10 MR. SPRINGS: Ms. Trejo?

11 MS. TREJO: Actually, no questions. No
12 questions. Thank you. Wonderful presentation. It's
13 just so amazing what the project is going to be.

14 MR. SPRINGS: Commissioner Rice?

15 MR. RICE: Wonderful presentation, Gerard.
16 Thank you very much. Just one question. With regards
17 to the 1000 EV charging stations, I didn't see in the
18 plan on how those would be -- how the people would
19 access those?

20 MR. MC CALLUM: Yes, Commissioner. Right now
21 what we're looking at is a rebate program that we're
22 still working out the details with, similar to the
23 program that Edison Southern California provides with EV
24 customers. And that program is based on primarily
25 Inglewood citizens.

1 MR. RICE: The location of the 1000 stations
2 would privately provided to the people who have electric
3 vehicles in their homes?

4 MR. MC CALLUM: Yes.

5 MR. RICE: And they would be paid for?

6 MR. MC CALLUM: Yes. Exactly. This is for the
7 residents. On-site would be providing our own 330 EV
8 charging stations. This is the program incentivized for
9 residents as they start to using electric vehicles.

10 MR. RICE: Excellent. Thank you.

11 MR. SPRINGS: Thank you. Okay. We're going to
12 go back to Commissioner Patrick.

13 Any further questions?

14 MS. PATRICK: I haven't any. Thank you.

15 MR. SPRINGS: Commissioner Trejo.

16 MS. TREJO: No questions. Thank you.

17 MR. SPRINGS: Commissioner Rice?

18 MR. RICE: No questions.

19 MR. SPRINGS: Okay. Mr. Gerard, I have a
20 couple questions.

21 One would be affordable housing, you indicated
22 about affordable housing, are you talking about
23 developing affordable housing, and, if so, where would
24 these affordable housing go, the City of Inglewood?

25 MR. MC CALLUM: Yes. The program would be in

1 the City of Inglewood. The idea behind the program is
2 that we would be providing a loan fund to assist
3 affordable housing builders. And these are high-risk
4 loans that would be geared towards those incentivizing
5 affordable housing to support the community by
6 developing more affordable housing.

7 Our idea behind that program is to keep it
8 moving so it keeps developing more and more affordable
9 housing in the City of Inglewood. We want to be able to
10 create a program in which people are incentivized to
11 come to the City of Inglewood and develop affordable
12 housing in conjunction with the City's goals.

13 MR. SPRINGS: Okay. And two more questions.
14 One would be about the water savings of 40 percent,
15 water savings, and how would be able to save 40 percent
16 of water, how does that program work?

17 MR. MC CALLUM: It really works by the way
18 which we utilize various facilities within the bill,
19 itself, from front flushless toilets -- sorry -- to
20 different types of sources, in terms of how we use both
21 our irrigation system, the way the landscaping is being
22 put together, that type of plant palette that's being
23 used as well as the way in which the HVAC system is
24 working.

25 It's also based on very efficient uses of our

1 different arena system.

2 MR. SPRINGS: And lastly, 450 million dollars
3 to residents of the City of Inglewood.

4 Now, how does this particular program work?
5 Are we talking about 450 million dollars for residents
6 for improvements on their properties? How does this 450
7 million dollars worth of taxes work?

8 MR. MC CALLUM: Yes. So what we've been
9 referencing -- actually, it's property taxes, sales tax,
10 emission tax, all various different taxes that come
11 along with this type of development. A big portion of
12 it is property taxes, which, again, right now property
13 is not generating any property taxes. But just the
14 development of the building, itself, and all the
15 activity it will generate quite a bit of tax income to
16 go to the City and then the City will be able to use
17 those tax resources to improve safety, improve parks,
18 you know, all different types of programs in the City.

19 MR. SPRINGS: All right. Very good.
20 Mr. Gerard, thank you very much.

21 I wanted to ask you about trees, but I'm sure
22 that the 1000 trees you're going to be planting would be
23 throughout the entire city; is that correct?

24 MR. MC CALLUM: That's exactly it. There's an
25 incentive program that came down where -- The Green --

1 it's the County of Los Angeles. It's a very specific
2 program in which we provide trees for residents to be
3 able to improve their treescapes in their yards to
4 create more beautiful scenes in the City for that
5 program.

6 MR. SPRINGS: Very good. Mr. Gerard, thank you
7 very much. Excellent presentation.

8 MR. MC CALLUM: Thank you.

9 MR. SPRINGS: At this time, what we're going to
10 do is we're going bring back Mr. Manley in so he can
11 actually go over his presentation one more time and
12 after that we're going to have a recess, and then we're
13 going to open it up for anyone who has comments in
14 regards to this particular project. Mr. Manley is there
15 on the line.

16 If you could do your presentation one more
17 time, we really would appreciate that.

18 Mr. Manley: Will do. And I hope this time
19 it's more audible than before.

20 MR. SPRINGS: Yes. You sound very good. Thank
21 you.

22 MR. MANLEY: Thank you. Chairperson Springs,
23 Members of the Planning Commission, my name is
24 Whit Manley of Remy, Moose, Manley. We're the firm that
25 serves outside special counsel specialists for the City

1 of Inglewood. I would like to talk about the EIR before
2 you today.

3 The EIR was prepared by Environmental Science
4 Associates. ESA is the same firm that led the
5 environmental analysis for the Golden 1 Arena in
6 Sacramento and Chase Arena in San Francisco, so I think
7 it's fair to say that ESA understands the environmental
8 impact of a project of this sort better than any other
9 firm around.

10 The transportation analysis was prepared by
11 Fehr and Peers, the leading transportation consulting
12 firm in the state, and their expertise is unmatched.
13 The City left no stone unturned in preparing the EIR
14 for this project, the draft and final EIR together are
15 more than 2600 pages in length, not
16 including appendices, the transportation analysis alone
17 is more than 500 pages.

18 As Mr. McCallum mentioned, we looked at various
19 scenarios involving the project at different times at
20 different events concurrent to events at the Forum and
21 SoFi Stadium, so it's a very thorough analysis.

22 Although the EIR contains a lot of information,
23 it's written in a straightforward, acceptable style. It
24 has an executive summary. The document is very easy to
25 navigate. Someone interested in a particular issue will

1 be able to find information on that issue without
2 difficulty.

3 The process design is so that the lead agency,
4 in this case the City, puts out its analysis in the form
5 of a draft EIR and other agencies and interested members
6 of the public get to weigh in and offer their comments.
7 And here the City took an unusually comprehensive,
8 active approach to soliciting and responding to
9 comments, in particular when the City received comments
10 from other agencies or stakeholders on the draft EIR,
11 the City reached out to them.

12 If you look at the final EIR, you'll see that
13 the responses and comments often reflect follow-up
14 meetings with these comments. The follow-up meetings
15 and calls included such agencies that Caltrans, the
16 Los Angeles Department of Transportation, the South
17 Coast Air Quality Management District and Natural
18 Resources Defense Counsel and others. And you'll see
19 that in many instances the City responded to the
20 commenter's proposal by incorporating their
21 recommendation into the project.

22 After the City published the final EIR, the
23 City has received critical comments from a couple of
24 people who own property in the area, four lawyers to
25 represent them. These people did not provide comments

1 on the draft EIR, instead their submitting critical
2 comments at the end of the CEQA process. This tactic is
3 a bit frustrating. It's not particularly unusual, but
4 that is the way the process works.

5 I do want to offer a couple of comments on some
6 of these issues that have been raised late in the
7 process. First, the claim is made that the City has
8 engaged in a cursory analysis of the project. And I
9 think the best response to that is to invite you look at
10 the EIR, itself. The word "cursory" does not describe
11 that analysis.

12 Second, the claim is made that the public has
13 been excluded from the process. That claim, too, is
14 false. The environmental review process here has been
15 unusually transparent every step of the way. The City's
16 entire record, including the EIR, are posted to a
17 dedicating website. The City extended the comment
18 period on the draft EIR on three occasions. Ultimately,
19 the review period was roughly twice the required length.

20 Finally, the claim is made that the project is
21 somehow getting a free pass. That claim in my view is
22 not correct. The project is subject to an extensive
23 list of mitigation measures, conditions for approval and
24 design guidelines all of which will be monitored and
25 enforced by the City. And if as Mr. McCallum mentioned,

1 there is a draft development agreement before you that
2 includes a variety of community benefits that I think,
3 by any measure, is pretty remarkable, those are
4 commitments that go above and beyond what's required by
5 the EIR.

6 Now, as consultants to the City, our job is to
7 review comments as they come in to determine whether
8 they raise any issue that the City may somehow have
9 missed. In this case, we have reviewed the comments and
10 we conclude that these last-minute comments raised
11 issues that have already been addressed in the EIR by
12 City staff and consultants.

13 If the Commission has any question about these
14 comments or indeed about any aspect of the analysis or
15 the process, we would be happy to address those
16 comments. And we appreciate your attention. Thank you.

17 MR. SPRINGS: Mr. Manley, we're just going to
18 open up some questions for you.

19 We're going to start with Commissioner Patrick.

20 MS. PATRICK: I haven't any. Thank you very
21 much for repeating your presentation. Thank you.

22 MR. SPRINGS: Commissioner Trejo?

23 MS. TREJO: No questions. I think that when I
24 asked him previously the audio was very clear. I don't
25 have any additional questions. Thank you.

1 MR. SPRINGS: Commissioner Rice?

2 MR. RICE: No questions. Thank you.

3 MR. SPRINGS: Mr. Manley, thank you very much.
4 Okay. At this time, we're going to take a five-minute
5 recess. When we conclude, we're going to open up our
6 comments for those people who want to comment about this
7 particular project. So can you give us five minutes on
8 the clock, please.

9 (Recess.)

10 MR. SPRINGS: We'll call our meeting back to
11 order, and at this time we're going to open up for
12 anyone wishing to have any comments about this
13 particular project, please state your name and you have
14 three minutes to give your opinion on this particular
15 project.

16 Three minutes please.

17 THE MODERATOR: Again, ask a question or to add
18 a comment, press pound 2. First comment. Caller please
19 state your name and question or comment.

20 MR. TEIXEIRA: Yes. My name is Joseph
21 Teixeira. I want to object to the (Telephonic
22 interruption). Did you -- can you hear me?

23 MR. SPRINGS: We can hear you now, yes, sir.
24 Go ahead.

25 MR. TEIXEIRA: My name is Joseph Teixeira. I

1 want to object to the EIR being certified. I want to go
2 over some things that you're kind of glossed over. And
3 that is everyone is assuming that the EIR is so -- so
4 well done.

5 What did it show? It showed that -- and staff
6 has reiterated that tonight, that they looked at 16
7 areas, ten of those, almost two thirds, came up as being
8 significantly or, potentially, significantly negative in
9 their impacts out of those ten areas, which are all
10 important, but at least half of them have to do with
11 health and safety.

12 Out of those areas, they found 66 problems,
13 including air quality. They say that they can mitigate
14 25 of those with less than significant levels, it's not
15 a good level. They're not going to make it go away,
16 because it's less than significant which is a failing
17 grade.

18 Now, then they say, well, there's still going
19 to be 41 areas that are still going to be significantly
20 or, potentially, significantly negative. And then they
21 say, you know what, this project is so important. And
22 they're going to tell you all the reasons, but it
23 doesn't matter because we're going to have all these
24 areas significantly or, potentially, significantly
25 negative on the residents of Inglewood because it's so

1 important that we get a Clipper arena.

2 It's more important to let this project go
3 through. We have to remember before the stadium went
4 up, already had a project with residential and retail.
5 That was already a done deal. But then this stadium
6 comes up and what do we have now, just a stadium. We
7 could do something else with that area.

8 And you have to realize that one the reasons is
9 air quality. Air quality just in the construction of
10 the stadium is -- there's dust all over the City. I'm a
11 half a mile away and I could -- used to be you could
12 walk -- on a Sunday, and it would be clean for a few
13 days. With the stadium, dirt moving for the last two
14 years, there's been dirt over everything. You wash your
15 car and windows, the next day it's dirty.

16 And remember we're in a situation now where
17 people are at risk for ongoing COVID problems when they
18 have respiratory issues. What is the risk factor? And
19 for two years, the residents -- and it hasn't just been
20 going on the cars. People have been breathing in all
21 this stuff from the air. You ride down Boulevard, you
22 see all the dust going up in the air and traveling all
23 over the City according to the weatherman.

24 And the City of Inglewood, if you look at the
25 numbers, although, we're a smaller community, our COVID

1 patient numbers are far beyond the overall population.
2 And I already know that we've got dirt in the air and we
3 have got a --

4 MR. SPRINGS: Thank you very much, sir.

5 MR. TEIXEIRA: We're never going to build
6 a bowling alley in that operation.

7 MR. SPRINGS: Operator? Next caller, please.
8 Thank you.

9 MS. WILCOX: Chairman, if I could say, issue a
10 few reminders. Though we were able to hear that caller
11 very well, fortunately, just -- I think we should remind
12 speakers that when they're calling in to make sure that
13 they have muted any other audible devices or the TV
14 while they're on the phone line.

15 MR. SPRINGS: Okay, Ms. Wilcox. I'm trusting
16 that everybody heard Ms. Wilcox. I'm going to reiterate
17 here, when you're talking you need to turn off the other
18 devices so your voices can come in clear.

19 Can we have our next caller, please.

20 THE MODERATOR: Matthew from the conference
21 room. I need confirmation that I'm allowed to mute the
22 conference room audio while other people are speaking.

23 MR. SPRINGS: Yes.

24 THE MODERATOR: Thank you.

25 MR. SPRINGS: Next caller. You have three

1 minutes. State your name.

2 THE MODERATOR: Caller please go ahead.

3 MS. POPE: Good evening. Can you hear me?

4 MR. SPRINGS: Yes, we can.

5 MS. POPE: My name is Ms. Catherine Pope.

6 Can the Commission hear me?

7 MR. SPRINGS: Yes. We can hear you, Ms. Pope.

8 Go ahead with your comment.

9 MS. POPE: I don't believe they can hear me on
10 the call.

11 MR. SPRINGS: Yes, we can.

12 THE MODERATOR: We can hear you. Please go
13 ahead.

14 MS. POPE: Wonderful. Good evening,
15 Chairman Springs and Honorable Members of the Inglewood
16 Planning Commission. I appreciate the opportunity to
17 speak tonight. My name is Catherine Pope and I'm a
18 proud supporter of the Inglewood Basketball and
19 Entertainment Center.

20 As a lifetime resident of Inglewood, I welcome
21 the incredible opportunity to see our community grow
22 with quality jobs, especially quality jobs. I am a
23 senior citizen here in Inglewood, and I can speak for
24 other seniors that we welcome the Entertainment and
25 Basketball Center. To be able to lend our expertise and

1 our skills to enhance, you know, our income.

2 You know, I remember when Inglewood was in its
3 heyday. And I called it, you know, the sports mecca,
4 okay? The sports mecca of Inglewood. I remember when,
5 you know, we had quality -- quality sportsmanship. And
6 so I'm looking forward to it and all other seniors are
7 looking forward to this again.

8 Some of you may remember the Belli Deli years
9 ago. That was owned by my daughter, Kim, and her
10 husband Chuck right here in Inglewood on La Brea and
11 Manchester. I want you to know that I'm looking forward
12 to the center, looking forward to the seniors being
13 involved in the team and being team members.

14 So I have ask you to, you know, that we proudly
15 as residents of Inglewood support this new project to
16 bring up our community to what it was before. So I ask
17 you to approve this new Basketball and Entertainment
18 Center. God bless you all.

19 MR. SPRINGS: Thank you. Next caller, please.
20 State your name, please.

21 THE MODERATOR: Caller please go ahead.

22 MR. BHALLA: This is Dev Bhalla.

23 THE MODERATOR: Yes. Please go ahead.

24 MR. BHALLA: Hello. My name is Dev Bhalla and
25 I own and personally built over 30 years ago 3838 West

1 110th Street, which falls inside the proposed planned
2 area. Last week's notice about this hearing was the
3 first and only notice I was given by the City that my
4 building was part of any plans. I have submitted my
5 specific questions in two short e-mails.

6 I wanted to know if everybody in the community
7 has received them and if my questions could be addressed
8 by the Commissioners now?

9 MR. SPRINGS: We have a five-minute period at
10 the end. We're just listening to your comments, sir.

11 MR. BHALLA: Hello? I only -- is there no
12 responses at this time?

13 MR. SPRINGS: Not at this particular time.

14 MR. BHALLA: Okay. So my primary they're in my
15 e-mails with more clarity, but there's a couple of
16 specific questions that I have. And that is:

17 I haven't got any notice that my property is
18 being involved in these plans right at the middle of it,
19 actually. And I wanted to know how my building will be
20 incorporated into this project? All I hear is about the
21 plan since this last week since I got notice, but I've
22 read through the entire thing and I don't see how and
23 what is to be done with my particular property.

24 So that would be primary question number one.
25 And then I was also curious that in the description of

1 this project, I quote:

2 "It is to promote the enjoyment and
3 recreation of the public by providing
4 access to the City's residents in the form
5 of spectators sports."

6 So I want to know what percentage of the
7 Inglewood City, specifically residents, will be able to
8 afford for profit tickets that often sell -- are sold by
9 third parties for hundreds of dollars?

10 In the current Planning Commission's scenario,
11 the purchasing of expensive tickets is required for the
12 enjoyment and recreation. And that's a direct quote.
13 This quote implies something all residents can enjoy,
14 like, a public park free of cost.

15 But, you know, this really comes down, in my
16 opinion, special privilege as being given to a private
17 business, you know, and not something that every -- all
18 the City's residents will be able --

19 MR. SPRINGS: Thank you, Mr. BHALLA.

20 Next caller, please. Three minutes.

21 THE MODERATOR: Next comment, please go ahead.

22 MR. SPRINGS: Please state your name.

23 MR. BAYNES: Good evening. I'm Eric Baines,
24 and I'm the owner of FASTSIGNS in Inglewood. And I've
25 been a resident of Inglewood and my mom still a resident

1 of Inglewood. I'm currently a resident of Inglewood.
2 And like I said, I'm a business owner. And I'm calling
3 to give my support for Inglewood Basketball and
4 Entertainment Center.

5 You know, as everyone knows, Inglewood has a
6 really bad stigma for years. And of the last, I would
7 say the last five or ten years, Inglewood has really
8 started to grow and really started to be a destination
9 place for a lot of businesses and a lot of new
10 residents.

11 You know, some people feel that it might not be
12 great with, you know, people are saying, you know, with
13 gentrification, but, you know, when gentrification comes
14 growth and economic opportunities and different just a
15 environment for the City.

16 And in addition to that, you know, it's going
17 to bring so much income to the City, like Mr. Gerard
18 said earlier, with over 200 million dollars in income
19 for the City and over 450 million for wages for local
20 residents to be employed. And that a big thing. I
21 think with a lot of inner cities you just don't have
22 good paying jobs that provide a steady income for the
23 residents.

24 And with this arena, it will not only bring
25 steady jobs, but jobs -- actually careers, not just

1 jobs. So I definitely am giving my support for the new
2 arena, and I also want to just say that, you know, the
3 arena will also help the schools. And with Inglewood,
4 they have a really low school rating right now for
5 schools in Inglewood.

6 So I think those funds will actually help with
7 teachers, books, commuters and other things. So this
8 will not only help the students, but it will help the
9 families and just grow the community.

10 So I thank you for letting me speak tonight,
11 and I just want you guys and the Planning Commission to
12 approve the Clipper Arena project. Thank you.

13 MR. SPRINGS: Thank you. Next caller, please.
14 Three minutes.

15 THE MODERATOR: Caller, please state your name
16 and comment.

17 MS. JOHNSON: Good evening, Planning
18 Commission. My name is Tracy Johnson. I'm a small
19 business owner of A Toast 2 Artistry LA - Paint and Sip
20 Here in Inglewood. I'm also the Sheriff of Inglewood
21 Airport area Chamber of Commerce Education Committee.
22 I'm proud to support the Inglewood Basketball and
23 Entertainment Center, and especially ask your approval
24 tonight.

25 The Chamber's Education Committee works to

1 enhance the educational experience by linking academics,
2 business and community in support and partnership and
3 encourage and celebrate educational excellence in our
4 schools. Our work includes the celebration of learning,
5 mentorship, internship and partnership.

6 We will dedicate the building between
7 stakeholders and our children's future to community and
8 past awareness. That's why we are encouraged about
9 the LA Clippers project. The Clippers and Ballmer have
10 already committed to providing one hundred million
11 dollars worth of community benefits beyond the Arena
12 Campus including scholarships for our City's youth.

13 And as a former educator with LAUSD, this is
14 very exciting to me. I have a passion for kids, passion
15 for the arts, and I'm happy to have the Clippers here.
16 The benefits packet is worth 100 million dollars. This
17 packet -- this money includes 12.75 million in youth and
18 education funding. And as the last caller said, to be
19 able to have money going into our educational system
20 that will only boost value and help our kids.

21 So I'm asking that you guys approve this Arena
22 and I'm happy to be here as an Inglewood resident and
23 Inglewood business owner and an Inglewood Clippers fan.
24 Thank you for your time.

25 MR. SPRINGS: Thank you. Next caller. Three

1 minutes. Please state your name.

2 MR. ROSALES: Good evening, Chairman and
3 Inglewood Planning Commission. My name is
4 Ricardo Rosales and I'm the director of the Midnight
5 Mission's HomeLight Family Living Program. We've been
6 here in Inglewood for 25 years. We provide conventional
7 housing, couple with services to families who are
8 experiencing homelessness.

9 I'm calling this evening to share my support
10 for the Inglewood Basketball and Entertainment Center.
11 And I support this project basically for two big
12 reasons, actually, three big reasons. And they are
13 jobs. We -- I tell everybody, "We're not in the
14 homeless business; we're in the self-esteem business."

15 And nothing helps self-esteem out more than a
16 job, and a good paying job. In the last couple of
17 years, a lot of folks are working at the stadium and
18 doing well, and I wish that for our families as well.
19 Affordable housing. I've never seen such a team owner
20 put up this kind of money for affordable housing, it's
21 of the utmost importance, especially now that rents are
22 rising.

23 And it's a solution to break the cycle of
24 poverty, having affordable housing with children and
25 youth can grow up and achieve their dreams without

1 having to worry about where they're going to live.

2 I also support this because of the million
3 dollars in grants that are going to go to first time
4 buyers to offer assistance as well as help out folks who
5 need emergency financial and legal support to prevent
6 homelessness.

7 I support this project because in many ways it
8 will lift the City of Inglewood. I appreciate the
9 opportunity to speak tonight and respectfully ask the
10 Planning Commission to (Telephonic interruption) --

11 MR. SPRINGS: Thank you. Next caller, please.
12 State your name.

13 MR. RILEY: Good evening, Chairman and
14 Inglewood Planning Commission. (Telephonic
15 interruption) -- Inglewood Inn, Centinela Hospital,
16 educated elementary through high school in the City, and
17 now I'm a business owner. And I want to show my support
18 for the Arena project. I think it is going to be a
19 world-class entertainment facility.

20 I love all the research and detail that's been
21 going into everything from the traffic to the
22 environmental to anything that needs to be looked into
23 to make sure that it's safe and very well put together.
24 I also wanted to detail that I think that this is going
25 to be great for job promotion in our City. It's going

1 to bring in 7000 well-paid construction jobs, 1500
2 permanent Arena jobs. Those jobs were not there when I
3 was growing up in the City, so I'm pleased to see that.

4 And also the 100 million dollar benefit package
5 that's being put out for the City, specifically the 80
6 million that would be spent for the affordable housing
7 programs is something that I think is just well needed
8 and, you know, appreciative that they would even bring
9 such a package into the City.

10 As a person who was raised in the City and got
11 his first job on Market Street and spent a lot of time
12 at the Forum watching the Lakers win and play, it's
13 really great to see that we're putting into place to
14 have those same types of amenities moving forward only
15 on a grander scale so my son, who is five years old, by
16 the time this is built, he'll be able to go to the game
17 with me and get some of those same memories that I have
18 with my dad.

19 So I just want to reiterate that I'm for this
20 Arena being built, and I just hope that the Commission
21 and Chairman Springs you really put a lot of thought
22 into helping this project get moved forward. You guys
23 have a great evening now.

24 MR. SPRINGS: Can you state your name again for
25 us?

1 MR. RILEY: Odest Riley, Jr.

2 MR. SPRINGS: Thank you. Next caller. State
3 your name at the beginning and can you state your name
4 at the end as well?

5 MR. GASKILL: This is Robert Gaskill.
6 (Telephonic interruption) -- Chairperson and esteemed
7 Members of the Planning Commission. Thank you for
8 letting me speak tonight.

9 I am a business owner Inglewood dedicated to
10 reducing man's impact on our environment. For that
11 reason, I wanted to speak this evening because I
12 enthusiastically support the new Clippers Arena project.
13 For more than two decades, I've been in transportation
14 business. My company MOTEV is committed to planting a
15 tree for every book drive we give.

16 We are very passionate about climate change and
17 believe everyone do their part to reduce the carbon
18 footprint for technology. Technology has the power to
19 chang the world for the better new place and the
20 advances of technology (Inaudible). I support
21 environmental sustainability. This is why I am so
22 excited for the Inglewood Basketball and Entertainment
23 Center to be built in Inglewood.

24 The EIR shows that the project will be one of
25 the most environmentally friendly, energy efficient

1 sports arena in the country. The project has been
2 extensively studied to provide innovative solutions to
3 issues, issues such as transportation management
4 programs to reduce physical trips and achieve LEED Gold
5 certification for the project.

6 Inglewood residents deserve benefits from this
7 new development that provides thoughtful responses to
8 the complex environmental challenges our world today.

9 Tonight I respectfully ask the Planning
10 Commission to approve the Clippers project. And thank
11 you. And this is Robert Gaskill.

12 MR. SPRINGS: Thank you. Next caller, please.

13 THE MODERATOR: Caller, your line has been
14 muted. Please state your name and your comment.

15 MS. ASHBURN: Good evening. This Beny Ashburn
16 with Crown and Hops Brewing Company. Thank you,
17 Chairperson Springs and Esteemed Members of the Planning
18 Commission. We appreciate this opportunity to speak
19 tonight.

20 MR. HUNTER: My name Teo Hunter. I'm the
21 cofounder of Crown and Hops Brewing Company. We are
22 excited to support the Inglewood Basketball and
23 Entertainment Center. We're proud small business owners
24 and proud (Inaudible) small -- Inglewood, just a mile
25 away from where I was born at Centinela Hospital. We're

1 so proud to be a Black owned business in the heart of
2 this growing community.

3 Out of 7,000-plus in breweries the country,
4 only 1 percent are Black owned and we're starting to
5 grow that percentage. Our business will create jobs and
6 an opportunity to provide the community with a safe
7 meeting space. As part of our brand mission, we are
8 eager to partner with our community to help lift up our
9 neighbors.

10 MS. ASHBURN: We all know that small businesses
11 are struggling right now and many have to continue to
12 have to (Inaudible) into the future. But I also know
13 that the Clippers Arena will help change that for
14 Inglewood. The City of Inglewood is strong and can
15 stand beside our fellow businesses and community groups
16 and really work for revitalizing the City of Inglewood.
17 Jobs, more money for school facilities, housing and
18 youth programs.

19 The Clippers project in our opinion is a win.
20 We proudly support the Clippers Arena and we
21 respectfully ask that you approve the project.

22 MR. SPRINGS: Thank you. Can you repeat your
23 names, again.

24 MS. ASHBURN: Beny Ashburn.

25 MR. HUNTER: Teo Hunter.

1 MR. SPRINGS: Thank you. Next caller, please.

2 MS. GINYARD: Halimah Ginyard. Hello?

3 MR. SPRINGS: Yes. Go ahead.

4 MS. GINYARD: Okay. Thank you

5 Commissioner Springs and Members of Inglewood Planning
6 Commission. I appreciate the opportunity to speak with
7 you tonight. My name is Halimah Ginyard and I'm the
8 executive director of the Inglewood Airport Area Chamber
9 of Commerce.

10 The Chamber works with local businesses to
11 provide both networking and access to different
12 resources. We are committed to integrity, leadership
13 and we advocate for small businesses. We are proud to
14 support the Inglewood Basketball and Entertainment
15 Center. This will development, will help with
16 Inglewood's economic growth. It will create new jobs
17 including construction, with 30 percent local hires and
18 35 percent permanent jobs that are both earmarked for
19 Inglewood residents.

20 The triple organization has already began
21 working in our community. The important Chamber events
22 and their project's leader has began to help the
23 Inglewood Chamber's successful revitalization.

24 We are proud to support this project. I've
25 live in Inglewood for 25 years, I've raised my children.

1 My children have gone to Inglewood Unified School
2 District. So we are respectfully asking you to approve
3 the Clippers Arena project. Thank you so much for your
4 time.

5 MR. SPRINGS: Thank you. Next caller, please.

6 MS. SAMBRANO: Thank you. This is
7 Diane Sambrano. I am baffled on a certain level how
8 anyone can read the 25 volumes that I saw in a weekend.
9 That's wonderful. I would love to go to that same to
10 that same reading school.

11 I am surprised that we haven't learned that
12 when someone says there's so many thousands of jobs, we
13 forget that they're full-time equivalent, which means
14 it's two or three people going in together to make one
15 40-hour job. I'm also somewhat fascinated that there's
16 going to be a transit hub, but nobody knows where.

17 The way my mind works, that sounds like on a
18 domain to many of my neighbors. You see, I think we're
19 the most impacted and none of my neighbors, as I walked
20 around today, knew anything about this meeting. It's
21 kind of like when the school district forgot to tell the
22 people next door, only the people who had children in a
23 school that the school was to go away.

24 I would also like to hear -- a number of people
25 say that we're going to have 35 percent of our community

1 (Inaudible), if we do that, that would be called
2 discrimination. Those are our goals; those are not
3 realities. But if you want to talk about promises,
4 let's talk about the ones that were not kept.

5 In that very same property, some of the stuff
6 that was going to go into making that (Inaudible) police
7 building just past the 24-hour casino? And for someone
8 to say "Wow, you should be excited that we're going to
9 pay property taxes." That's proactive, isn't it?

10 Because most of us in this community know we
11 have to pay property taxes. So I'm thrilled that
12 they're admitting that they will. But you know what,
13 I'm also concerned that my neighborhood, which is among
14 the most impacted that absolutely don't know this. I'm
15 also impressed that I couldn't get the information I
16 needed when I tried and I called the phone numbers to
17 call.

18 Why wasn't it on the Internet in a timely
19 manner? This is not a first Wednesday. Your meetings
20 are typically first Wednesday. And the audio was
21 released during Christmas vacation, that's not
22 transparency. It was not extended until, I think,
23 timely, after I had a hissy fit. Transparency is not
24 what this planning commission, if it passes this
25 tonight, is about. This is another behind-the-door

1 operation with a bunch of the people who stand to make
2 personal benefits disregarding those of us impacted.

3 MR. SPRINGS: Thank you very much. Thank you
4 very much. Next caller, please.

5 THE MODERATOR: Again, to add a comment press
6 pound 2. To add a comment press pound 2. Caller,
7 please state your name and your comment.

8 MR. SILVERSTEIN: Thank you. My name is
9 Robert Silverstein. I'm an attorney with The
10 Silverstein Law Firm. I represent Kenneth and Dawn
11 Bane, proud owners of the property located at 10212
12 South Prairie. We heard the speaker attorney tonight
13 state that they recently submitted objections by
14 property owners and their attorneys was, quote, "The
15 nature of the beast."

16 That denigration exactly shows the hideous
17 disregard for our objections that have raised new issues
18 that became available after March 24, 2020. So please
19 be advised that you are disregarding our and other
20 objections at your own peril.

21 You heard folks that, on the final EIR,
22 responded to our comments and even implemented many of
23 them, including the National Resources Defence Counsel.
24 However, the reality is that two days ago on June 15th,
25 we sent in a letter protesting your failure to properly

1 address concerns about green-house gas emissions and
2 other problems.

3 An earlier speaker, Mr. Teixeira, made an
4 excellent point. And that is that the City is claiming
5 that all of this supposed benefits of this project
6 justify it going forward, notwithstanding the findings
7 of dozens of significant unmitigable environmental
8 impacts.

9 And that goes to our objection that the
10 statement overriding consideration is illegal, including
11 in part because significant portions of your projects
12 fail to have an accurate, stable and finite project
13 description, including the undefined hotel, the advanced
14 banquet, public gathering restaurant and its alcohol
15 uses there.

16 Also the project's design guideline allow
17 multiple changes in the future by the planning director
18 without future (Inaudible) review. That runs afoul of
19 the court of appeals position of the
20 stopthemillenniumhollywood.com from last year, a case
21 that I personally litigated, at trial the court of
22 appeal and the supreme court prevailing at every level.

23 The City in the EIR have engaged in illegal
24 piecemeal adoption of project components in violation of
25 CEQA, we have raised that. In terms of illegal

1 pre-commitment, Ms. Wilcox tonight literally started by
2 referring to the 2017 Exclusive Negotiating Agreement.
3 Since that time, this project has been a foregone
4 conclusion, and as our California Supreme Court has
5 called it, this merely a post hoc rationalization for a
6 decision already made.

7 The court of appeals in one of the (Inaudible)
8 cases was probably going to find that the City's DNA
9 wasn't (Inaudible) commitment to this project in
10 violation of CEQA, and that case, although, was
11 dismissed. Those arguments are part of the record and
12 will be raised as part of any litigation. We've
13 mentioned the illegal mitigation and monitoring.
14 There's a new case that came out last week, the Golden
15 Door Case from the court of appeal about GHG emissions
16 that have not adequately or accurately --

17 MR. SPRINGS: Thank you very much. Next
18 caller, please. Next caller, please. State your name.
19 You have three minutes.

20 MR. KEENE: Can you hear me?

21 MR. SPRINGS: Yes. Go ahead. Please state
22 your name.

23 MR. KEENE: This is Luis Keene. I'm wondering
24 about the settlement that Community Benefit Agreement
25 that's touting 75 million dollars for housing loans all

1 these things, but it's not really in writing anywhere
2 and hasn't been publicized. I am curious as to when
3 that is going to be published officially, and what
4 enforcements mechanisms for making sure that the
5 developer actually sticks to that agreement.

6 What is the City going to do if the
7 developer doesn't follow the agreement, and how can the
8 people of Inglewood actually going to ascertain that
9 those things are actually going to happen?

10 MR. SPRINGS: Is that you are comment, sir?

11 Okay. Next caller, please. Three minutes.
12 State your name.

13 THE MODERATOR: Again, to add a comment press
14 pound 2. Please state your name and your comment. And
15 there are no more comments at this time.

16 MR. SPRINGS: Okay. Thank you. At this
17 particular time, we're going to close this segment and
18 we'll open it up for questions for our commissioners.

19 MR. JACKSON: Chairman, we would request a
20 five-minute break.

21 MR. SPRINGS: Okay. You're requesting a
22 five-minute break?

23 MR. JACKSON: Five-minute break.

24 MR. SPRINGS: So give us 5 minutes on the
25 clock, please. Five-minute break.

1 (Recess.)

2 MR. SPRINGS: Okay. We're going to call this
3 meeting back to order, please. All right. At this
4 particular point, we're going to have the final
5 questions from our Commissioners. You're going to have
6 three minutes on your questions.

7 So we're going to start with
8 Commissioner Patrick. You have three minutes on your
9 question, please.

10 MS. PATRICK: Thank you. But I have no
11 questions.

12 MR. SPRINGS: Do you want to give your time to
13 someone else?

14 MS. PATRICK: I might need it at the end.

15 MR. SPRINGS: Commissioner Trejo?

16 MS. TREJO: I have no questions.

17 MR. SPRINGS: Do you want to give your time?

18 Ms. TREJO: (Inaudible).

19 MR. SPRINGS: Commissioner Rice?

20 MR. RICE: No questions.

21 MR. SPRINGS: No questions. Okay. At this
22 particular time, is there a motion on the floor?

23 MR. JACKSON: I just wanted to mention that I
24 think that any question that I'm looking -- have to
25 continue --

1 THE REPORTER: I'm sorry. I can't hear you.

2 MR. JONES: Oh, I'm sorry. I think that we
3 have no on the City's side -- oh, by the way, I'm
4 Royce Jones, City's special counsel. We don't have any
5 legal issues we want to raise. I'm not sure if the
6 Applicant has anything they want to say. But we're here
7 to answer any questions you may have with respect to the
8 questions that were posed or comments that were made
9 earlier relative to the IBEC project.

10 And in the meantime, I will check with the
11 Applicant to see if they have anything to say about it.
12 As far as our side, we don't have anything to add, other
13 than to say we are available to answer any questions
14 that you made have regarding the comments and questions
15 that were posed previously.

16 MR. SPRINGS: Do you have any comments?

17 MS. WILCOX: I don't.

18 MR. JACKSON: I just want to make sure that
19 it's on the record that you closed the public hearing.

20 MR. JONES: Gentlemen, I'm sorry. Any motions,
21 I would like to, again, remind you if they are for
22 approval to adopt the errata. So the motions include
23 any of the changes that are listed here.

24 MR. SPRINGS: Any final questions before we
25 move on? At this particular point, the public hearing

1 is closed. Let me go back. Is there any other callers
2 on the line, any other callers on the line?

3 MR. MANLEY: Counsel, if I could make a quick
4 recommendation, because not all City Commissioners are
5 currently in the council room, I recommend that you do a
6 rollcall vote to create a clear record on the closing of
7 the public hearing.

8 MR. SPRINGS: Okay. Let me specify what our
9 counsel is asking to be done. It's not something we
10 routinely do; however, under the circumstances, our
11 counsel, Mr. Manley is requesting your determination to
12 whether a rollcall would be called to close the public
13 hearing. I agree, we normally do not do that. So it's
14 up to your discretion, but it is advisable by our
15 counsel.

16 Very good. I can do this. Mr. Jackson, is
17 there a motion on the floor that we close this public
18 hearing? Can I get a motion for that?

19 MS. TREJO: I move that -- the public hearing
20 on this matter be closed.

21 MR. SPRINGS: Is there a second?

22 MS. PATRICK: I second.

23 MR. SPRINGS: Is there any questions? Hearing
24 none, we will call roll for 5-A.

25 MS. LANE: Commissioner Patrick?

1 MS. PATRICK: Aye.

2 MS. LANE: Commissioner Trejo?

3 MS. TREJO: Aye.

4 MS. LANE: Commissioner Rice?

5 MR. RICE: Aye.

6 MS. LANE: Chairman Springs?

7 MR. SPRINGS: Aye. Okay. At this particular
8 point I would like to open it up for a motion. And
9 we're going to do our motion for each category. We're
10 going to move 5-A in. We're going to move on to 5-B.

11 MS. LANE: Separate motions?

12 MR. SPRINGS: Separate motion, please.

13 MS. TREJO: I move that we adopt the resolution
14 recommended for City Council certification of the
15 Environmental Impact Report number EA-EIR-2020-045,
16 State Clearing house number SCH2018021056 for the
17 adoption of a Mitigation Monitoring Reporting Program,
18 and California Environmental Quality Act, CEQA, Findings
19 and Statement of Overriding Considerations, subject to
20 errata where it applies.

21 MR. RICE: Second.

22 MR. SPRINGS: It's been properly moved in
23 second. Does it call for any questions? There being
24 none we'll call for a vote of 5-A.

25 MS. LANE: Commissioner Patrick?

1 MS. PATRICK: Aye.

2 MS. LANE: Commissioner Trejo?

3 MS. TREJO: Aye.

4 MS. LANE: Commissioner Rice?

5 MR. RICE: Aye.

6 MS. LANE: Chairman Springs?

7 MR. SPRINGS: Aye. Is there another motion,
8 please.

9 MS. PATRICK: I move General Plan Amendment
10 Number 2020-003, (GPA-2020-003), to modify the Land Use
11 Element, Circulation Element and Safety Element of the
12 Inglewood General Plan conforming map and general plan
13 for the IBEC project, including any errata thereto.

14 MS. WILCOX: Second.

15 MR. SPRINGS: Ms. Wilcox moved in second. Is
16 there a call for any questions? There are none. Call
17 for a vote for 5-B.

18 MS. LANE: Commissioner Patrick?

19 MS. PATRICK: Aye.

20 MS. LANE: Commissioner Trejo?

21 MS. TREJO: Aye.

22 MS. LANE: Commissioner Rice?

23 MR. RICE: Aye.

24 MS. LANE: Chairman Springs?

25 MR. SPRINGS: Aye. Is there a motion for 5-C.

1 MR. RICE: I move we adopt the resolution for
2 SPA-2020-001.

3 MS. PATRICK: I second.

4 MR. SPRINGS: Before we second, we have to
5 Inglewood -- we need to finish. You need to finish 5-C.

6 MR. RICE: 5-C.

7 MR. SPRINGS: The amended Inglewood
8 International Business Park.

9 MR. RICE: Specific Plan for the Inglewood
10 International Business Park. Specific Plan to amend
11 number 2020-001 (SPA-2020-001) to amend the Inglewood
12 International Business Park to exclude properties within
13 the IBEC Project Site from the Specific Plan Area. Move
14 to adopt the resolution (SPA-2020-001).

15 MS. PATRICK: I second.

16 MR. MC NARY: I'm sorry, Chairman. Did that
17 motion also include any relevant errata?

18 MR. RICE: As well as any relevant errata.

19 MS. PATRICK: I second.

20 MR. SPRINGS: Does the Department have any
21 questions for 5-C? Hearing none, we'll call for a vote.

22 MS. LANE: Commissioner Patrick?

23 MS. PATRICK: Aye.

24 MS. LANE: Commissioner Trejo?

25 MS. TREJO: Aye.

1 MS. LANE: Commissioner Rice?

2 MR. RICE: Aye.

3 MS. LANE: Chairman Springs?

4 MR. SPRINGS: Aye. Is there a motion for 5-D?

5 MS. TREJO: I move that we adopt the resolution
6 recommending City Council adoption of Zone Change number
7 2020-001 to apply the Sports and Entertainment Overlay
8 Zone on the Project Site and rezoning certain portions
9 of the Project Site to confirm with the existing General
10 Plan Land Use Designation and zoning code number
11 2020-002 to Chapter 12 of the Inglewood Municipal Code
12 to establish regulations for the Sports and
13 Entertainment Overlay Zone, including text amendments to
14 create an overlay zone establishing development
15 standards, including standards for height, setbacks,
16 street frontage, signage, parking and loading, public
17 art, design review process under the Proposed Project
18 SEC Development Guidelines, addressing parcel map
19 procedures and other land use controls and subject to
20 any applicable errata.

21 MR. RICE: I second.

22 MR. SPRINGS: We have a second. Is there any
23 questions? Okay. We'll now rollcall for 5-D.

24 MS. LANE: Commissioner Patrick?

25 MS. PATRICK: Aye.

1 MS. LANE: Commissioner Trejo?

2 MS. TREJO: Aye.

3 MS. LANE: Commissioner Rice?

4 MR. RICE: Aye.

5 MS. LANE: Chairman Springs?

6 MR. SPRINGS: Aye. Is there a motion for 5-E.

7 MS. PATRICK: I move that we approve and
8 recommend adopted by the City Council the Sports and
9 Entertainment Complex Design Guidelines and
10 Infrastructure Plan (SEC Development Guidelines) for the
11 IBEC Project, including: Implementation and
12 Administration, Design Guidelines and Infrastructure
13 Plan and errata thereto.

14 MR. RICE: Second.

15 MR. SPRINGS: It's been properly moved in
16 second. Call for any questions? Hearing none, we'll
17 call for a vote for 5-E.

18 MS. LANE: Commissioner Patrick?

19 MS. PATRICK: Aye.

20 MS. LANE: Commissioner Trejo?

21 MS. TREJO: Aye.

22 MS. LANE: Commissioner Rice?

23 MR. RICE: Aye.

24 MS. LANE: Chairman Springs?

25 MR. SPRINGS: Aye. Is there a motion for 5-F.

1 MS. TREJO: I move that we adopt the resolution
2 recommending the City Council adoption of the
3 Development Agreement between Murphy's Bowl LLC and the
4 City for the development of a Sports and Entertainment
5 Complex, addressing community benefits and vesting
6 entitlements for the project subject to errata.

7 MR. RICE: Second.

8 MR. SPRINGS: It's been properly moved in
9 second. Is there any questions. Hearing none, we'll
10 call for a vote for 5-F.

11 MS. LANE: Commissioner Patrick?

12 MS. PATRICK: Aye.

13 MS. LANE: Commissioner Trejo?

14 MS. TREJO: Aye.

15 MS. LANE: Commissioner Rice?

16 MR. RICE: Aye.

17 MS. LANE: Chairman Springs?

18 MR. SPRINGS: Aye. Mr. Jackson, Ms. Wilcox, we
19 have concluded this particular portion and the
20 Commissioners have approved this particular project from
21 5-A to 5-F. At this particular point, we're having our
22 Commissioners' initiatives.

23 MS. WILCOX: We would like to have -- because
24 there's no appeal process for the -- these actions will
25 move on automatically to the City Council.

1 MR. SPRINGS: Okay. We'll open up now to our
2 Commissioners' initiatives. If you have an initiative,
3 I'm a little bit curious. We'll have three minutes for
4 each commissioner. If you run out of time, you'll be
5 allotted another minute to give your initiative.

6 So we're going to start with
7 Commissioner Patrick.

8 MS. PATRICK: Thank you. I have not.

9 MR. SPRINGS: Commissioner Trejo?

10 MS. TREJO: No initiative. Thank you.

11 MR. SPRINGS: Commission Rice?

12 MR. RICE: No initiative. I would like to
13 thank staff for a very, very nice presentation.

14 MR. SPRINGS: You did an excellent job,
15 Mr. Jackson. Mr. Jackson and Ms. Wilcox and, of course,
16 our counsel, Mr. Lewis. He kept us in line.

17 I'm going to close the meeting by say, again,
18 Happy Fathers' Day to our callers and also to our
19 general public, residence of the City of Inglewood be
20 safe, if you have a mask, put it on. Social distancing
21 is important. You be safe.

22 (End time: 9:44 p.m.)

23

24

25

HEARING REPORTER'S CERTIFICATE

I, EILEEN ELDRIDGE, HEARING REPORTER, IN
AND FOR THE STATE OF CALIFORNIA, DO HEREBY CERTIFY:

THAT THE FOREGOING TRANSCRIPT OF PROCEEDINGS
WERE TAKEN BEFORE ME AT THE TIME AND PLACE THEREIN SET FORTH,
AT WHICH TIME THE WITNESS WAS PUT UNDER OATH BY ME; THAT THE
TESTIMONY AND PROCEEDINGS WERE REPORTED STENOGRAPHICALLY BY ME
AND LATER TRANSCRIBED BY COMPUTER-AIDED TRANSCRIPTION UNDER MY
DIRECTION AND SUPERVISION; THAT THE FOREGOING IS A TRUE RECORD
OF THE TESTIMONY AND PROCEEDINGS TAKEN AT THAT TIME.

I FURTHER CERTIFY THAT I AM IN NO WAY
INTERESTED IN THE OUTCOME OF SAID ACTION.

I HAVE HEREUNTO SUBSCRIBED MY NAME THIS 13TH DAY
OF JULY 2020.



EILEEN ELDRIDGE

HEARING REPORTER

\$	2017 72:2	5-B 77:10	35:7 40:19,20 41:19 57:4 67:11	adequately 72:16
\$280,000 33:11	2019 30:17	500 7:20 15:19 24:25 30:5 31:25 46:17	accessories 6:7	adjacent 8:4
1	2020 70:18	53 32:1	accurate 28:3 71:12	administration 12:16,18
1 15:6 46:5 66:4	24 37:13 70:18	6	accurately 72:16	administrative 17:2
10 37:15	24-hour 69:7	63,000 8:1	achieve 61:25 65:4	admitting 69:12
100 40:4 60:16 63:4	25 13:24 51:14 61:6 67:25 68:8	65 31:14 32:3	acknowledges 23:6	adopt 75:22 77:13
1000 36:12,16 41:17 42:1 44:22	25,000-square 7:25	66 13:22 51:12	acquire 6:22	adopted 7:1 10:22
101st 9:18 10:15	260 38:14	7	acquisition 39:21	adoption 71:24 77:17
10212 70:11	2600 15:17 46:15	7,000-plus 66:3	acres 29:22	advanced 71:13
102nd 9:12,16 10:16 26:6,13	28 29:22 32:2	7000 38:21 63:1	Act 77:18	advances 64:20
105 33:5	3	71,000 7:24	actions 19:7	advisable 76:14
110th 56:1	3.24 33:4	75 72:25	active 34:24 47:8	advised 70:19
114 32:1	3.5 40:3	8	activity 44:15	advisement 28:16
12 33:11	30 37:1 38:22 39:2 55:25 67:17	80 39:19 63:5	actual 34:9	advocate 67:13
12.75 60:17	300 36:1	82,000 7:23	adaptable 23:22	aerial 7:4 29:17
120th 33:7	330 42:7	84 6:6,12	add 50:17 70:5,6 73:13 75:12	afford 57:8
148 38:13	35 39:1 67:18 68:25	9	added 33:21	affordable 13:10 39:20,22 42:21,22,23,24 43:3,5,6,8,11 61:19,20,24 63:6
15 31:13	3838 55:25	915,000 30:6	addition 7:21 12:9 34:5 36:11 58:16	afoul 71:18
1500 38:24 63:1	4	A	additional 9:5 14:17 24:13 26:20,21,23,24 27:1 33:11 38:7, 14 49:25	agencies 14:14 16:1 31:5 38:11 47:5,10,15
15th 70:24	40 37:17 43:14, 15	AB-987 30:14 36:20	address 34:10 49:15 71:1	agency 6:13 14:13 15:23 47:3
16 13:19 51:6	40-hour 68:15	absolutely 69:14	addressed 17:14 49:11 56:7	agree 18:18 76:13
18,000 7:20 30:5	41 13:24 51:19	academics 60:1	addressing 14:13	agreed 18:6
1979 6:16	4100 33:25	acceptable 46:23	addressed 17:14 49:11 56:7	agreement 13:4,6 19:13 39:21 49:1 72:2, 24 73:5,7
1980 6:24	450 38:16 44:2,5, 6 58:19	access 9:12,13 20:25 21:4,5,11, 12,24,25 22:10, 11,12 23:7,12, 14,19 24:1,19 26:11,13 33:24		ahead 50:24
1993 7:1 10:22	5			
2	5 73:24			
2 50:18 59:19 70:6 73:14	5-A 76:24 77:10, 24			
20 38:14 40:8				
200 58:18				
2000 6:24				

54:2,8,13 55:21, 23 57:21 67:3 72:21	ancillaries 8:23	65:10 66:21 68:2	Associates	61:11
air 16:5 36:3,15, 22 37:3,20,25 47:17 51:13 52:9,21,22 53:2	ancillary 7:22 8:2 26:4	approved 30:17	46:4	basin 37:3
airport 7:16 31:18 59:21 67:8	and/or 11:15	Approximately 6:6,12	assume 32:6	basis 14:15 23:24 37:5
alcohol 71:14	Angeles 29:5 31:3 33:14 36:21,25 45:1 47:16	approximation 39:8	assuming 51:3	basketball 11:3, 4 29:6,16 32:6 40:16 54:18,25 55:17 58:3 59:22 61:10 64:22 65:22 67:14
alley 53:6	annual 37:4,5 38:14	area 8:23 9:8 16:11 20:21 24:12 26:3,16 31:2,17 33:15 34:17 47:24 52:7 56:2 59:21 67:8	attachments 27:5	BAYNES 57:23
allocated 37:2	answers 24:4,5	areas 11:7 13:19 14:10 20:20,23 21:12 31:13 36:13 51:7,9,12, 19,24	attendance 32:5	beast 16:17 70:15
allowed 53:21	anti-eviction 39:24	arena 7:6,20 8:2, 5,7,16,20 9:2,4, 5,8,9,11,14 10:19 15:6,7 23:23 24:2,23 25:1,2 26:4,6 30:4 35:5 39:17 44:1 46:5,6 52:1 58:24 59:2,3,12 60:11,21 62:18 63:2,20 64:12 65:1 66:13,20 68:3	attention 17:19 49:16	beautiful 39:6 45:4
alter 26:8	anymore 21:20	arenas 25:13	attorney 70:9,12	began 67:20,22
alternate 9:21	apparently 26:15	arguments 72:11	attorneys 70:14	beginning 27:2 64:3
alternative 23:16	appeal 71:22 72:15	Artistry 59:19	audible 45:19 53:13	behalf 29:5
alternatives 13:21 31:15	appeals 71:19 72:7	arts 60:15	audio 49:24 53:22 69:20	behind-the- door 69:25
amazing 41:13	appendices 15:17 46:16	ascertain 73:8	augment 36:17	Belli 55:8
ambulance 24:6	applicable 12:7, 19	Ashburn 65:15 66:10,24	authority 25:18	benefit 63:4 72:24
ambulances 22:13 24:9	Applicant 21:16 23:23 26:15 27:18,20 75:6,11	aspect 14:5 49:14	autos 21:7	benefits 13:7,8 40:3,5 49:2 60:11,16 65:6 70:2 71:5
amend 10:3	applicant's 26:2	assist 43:2	Avenue 8:17 9:7	Beny 65:15 66:24
amendment 10:3 11:1,5 12:4 19:11	applies 19:10 77:20	assistance 21:6,11 39:23 62:4	awareness 60:8	best-in-class 37:20
amenities 63:14	apply 11:6,24	assisting 33:9 40:10	Aye 77:1,3,5,7	Bhalla 55:22,24 56:11,14 57:19
amount 30:23	appreciative 63:8		<hr/> B <hr/>	big 27:6 28:18 36:19 44:11 58:20 61:11,12
amounts 32:19	approach 15:25 47:8		back 19:24 20:3 25:24 41:6 42:12 45:10 50:10 74:3 76:1	bigger 39:17
analyses 15:6	approaches 32:19		backup 9:8	biggest 36:22, 25
analysis 13:21 15:11,18,23 16:19 17:17 20:18,22 31:12 46:5,10,16,21 47:4 48:8,11 49:14	approval 17:8 19:6,8 48:23 59:23 75:22		backyard 30:24	bike 35:6,8
analyze 13:17	approve 55:17 59:12 60:21		bad 58:6	Bike/walk 35:6
analyzed 13:21			baffled 68:7	
analyzing 14:5			Baines 57:23	
			Ballmer 60:9	
			Bane 70:11	
			banquet 71:14	
			based 20:18 41:24 43:25	
			basically 12:19 31:22 32:18	

bill 43:18	bring 11:18 45:10 55:16 58:17,24 63:1,8	caller 50:18 53:7,10,19,25 54:2 55:19,21 57:20 59:13,15 60:18,25 62:11 64:2 65:12,13 67:1 68:5 70:4,6 72:18 73:11	59:23 61:10 64:23 65:23 67:15	chargers 36:1, 12
bit 8:11 22:1,15 29:9,24 35:14 44:15 48:3	broadcasting 25:25	calls 47:15	Centinela 23:8 34:24 62:15 65:25	charging 41:17 42:8
Black 66:1,4	brown 7:17	callers 76:1,2	central 7:5	charitable 40:19
bless 55:18	build 53:5	calling 53:12 58:2 61:9	Century 8:15, 20,21 9:10 10:10 32:3 33:6	Chase 15:7 46:6
Block 30:24	builders 43:3	calls 47:15	CEQA 15:2,22 16:15 30:11 48:2 71:25 72:10 77:18	check 75:10
blue-gray 7:15	building 24:16 29:14 33:10 37:13,14,18 39:6,25 44:14 56:4,19 60:6 69:7	CALLUM 28:19, 22 29:3 41:1,20 42:4,6,25 43:17 44:8,24 45:8	certification 19:11 65:5 77:14	checkup 37:7
bluish-gray 7:13	buildings 24:19 26:4,6 37:11	Caltrans 16:5 33:3 47:15	certified 51:1	children 61:24 67:25 68:1,22
board 38:6	built 55:25 63:16,20 64:23	camp 40:12	cetera 21:3,4	children's 60:7
boat 36:21	bunch 70:1	Campus 60:12	Chair 28:14	choose 35:8
book 64:15	Bureau 36:9	capacity 39:25	Chairman 14:24 17:20 27:25 28:19 29:3 53:9 54:15 61:2 62:13 63:21 73:19 77:6	choppy 18:5,15, 19
books 59:7	buses 34:22 35:9	car 52:15	Chairperson 45:22 64:6 65:17	Christmas 69:21
boost 60:20	business 10:21 24:25 57:17 58:2 59:19 60:2,23 61:14 62:17 64:9,14 65:23 66:1,5	CARB 31:4	challenge 27:7	Chuck 55:10
born 65:25	businesses 39:4 58:9 66:10, 15 67:10,13	carbon 64:17	challenges 65:8	churches 31:2
Boulevard 8:21 9:10 33:6 52:21	buyer 39:23	careers 58:25	Chamber 30:25 59:21 67:8,10,21	circulation 8:9 9:6 10:4,13 12:23 36:7
boundaries 11:22	buyers 62:4	carpool 35:18	Chamber's 59:25 67:23	circumstances 76:10
bowl 39:10	<hr/> C <hr/>	cars 25:1 35:19 36:6 52:20	chang 64:19	cites 6:2 11:17
bowling 53:6	C-2A 7:16 11:10	case 17:12 47:4 49:9 71:20 72:10,14,15	change 11:8,11, 19,20 12:13 19:12 27:15 64:16 66:13	cities 58:21
Boxer 22:18,20 23:2 24:4,15 25:5	California 30:16 41:23 72:4 77:18	casino 69:7	changeable 33:23 34:12	citizen 54:23
brain 27:15	call 22:18 50:10 54:10 69:17 74:2 76:24 77:23,24	category 77:9	changed 10:10 11:16	citizens 23:13 41:25
brand 66:7	called 10:20 55:3 69:1,16 72:5 76:12	Catherine 54:5, 17	changing 10:7	city 6:7,13,16, 21,24 7:1 8:6 10:22 15:23,25 16:1,9,18 17:4, 10,15 20:14 23:23 29:4,15,23 31:3,10 33:10,22 34:21 35:20 36:3,16 37:6,11 38:7,15 40:10 42:24 43:1,9,11 44:3,16,18,23 45:4,25 46:13 47:4,7,9,11,19, 22,23 48:7,17,25
Brea 55:10		celebrate 60:3	channels 25:25	
break 61:23 73:20,22,23,25		celebration 60:4		
breakfast 31:1		center 11:3,5 13:12 29:7 40:9, 15 54:19,25 55:12,18 58:4		
breathing 52:20				
breweries 66:3				
Brewing 65:16, 21				
Brian 22:18 23:2				
bridge 8:17 34:18				
brighter 6:3				

49:6,8,12 52:10, 23,24 56:3 57:7 58:15,17,19 62:8,16,25 63:3, 5,9,10 66:14,16 71:4,23 73:6 76:4 77:14	Coast 47:17	65:10,18 67:6 69:24	complete 28:4 23:20	
City's 36:17 43:12 48:15 57:4,18 60:12 72:8 75:3,4	code 8:6 12:4 19:11 37:13,14	Commission's 57:10	completely 17:1	conjunction 43:12
claim 16:18,23, 25 17:6 48:7,12, 13,20,21	codes 24:16	Commissioner 18:22 19:20 20:4 25:21 26:19,24 27:11 41:8,14,20 42:12,15,17 49:19,22 50:1 67:5 74:8,15,19 76:25 77:2,4,25	complex 11:21 12:14 65:8	conservative 38:12
claiming 71:4	cofounder 65:21	commissioners 18:13 19:21 29:4 40:23 41:3 56:8 73:18 74:5 76:4	compliance 8:6	consideration 13:5 24:13 71:10
clarity 56:15	collaboration 13:15	commitment 13:10 31:8 35:23 38:2 40:18 72:9	comply 24:17	considerations 12:25 77:19
clean 36:3,15 38:1,4,8 52:12	collective 29:14 34:23	committed 60:10 64:14 67:12	components 32:2 71:24	considered 31:15
clear 19:8 25:18 35:3,7 49:24 53:18 76:6	college 40:14,15	Committee 29:23 59:21,25	composting 37:19	construction 13:2 38:1,8,18, 21,24 39:2 52:9 63:1 67:17
clearer 28:11	colors 6:3	commitments 49:4	comprise 29:22	consultant 15:4
Clearing 77:16	column 38:20	committed 60:10 64:14 67:12	computer 33:22	consultants 14:2,8,12 17:10, 15 22:18 27:9 49:6,12
climate 64:16	comfort 37:20	communicated 17:23	concerned 26:5 69:13	consulting 15:10,12 46:11
clinic 8:1 9:3 30:8	comment 17:4 28:9 48:17 50:6, 18,19 54:8 57:21 59:16 65:14 70:5,6,7 73:10, 13,14	community 13:6,8,12,14 21:24 27:21 30:23,24,25 35:15 38:16 39:18 40:2,5,9, 18,19,21 43:5 49:2 52:25 54:21 55:16 56:6 59:9 60:2,7,11 66:2,6, 8,15 67:21 68:25 69:10 72:24	concerns 14:14 71:1	contact 25:12, 14
Clipper 52:1 59:12	commenter 16:8	company 64:14 65:16,21	concerts 32:7,8	contained 19:9 20:20
Clippers 29:5 39:16 60:9,15,23 64:12 65:10 66:13,19,20 68:3	commenter's 47:20	compared 29:19	conclude 49:10 50:5	context 29:19 30:2
Clippers' 7:25	comments 14:17 15:24 16:1,4,10,12,13 17:11,13 27:13 28:2,11 30:19 45:13 47:6,9,13, 14,23,25 48:2,5 49:7,9,10,14,16 50:6,12 56:10 70:22 73:15 75:8,14,16	compatible 31:22	concludes 19:14 40:22	continue 18:11 19:25 23:24 66:11 74:25
clock 50:8 73:25	Commerce 31:1 59:21 67:9		conclusion 72:4	contract 39:3
close 28:21 73:17 76:12,17	commercial 6:25 7:14,16 10:9 11:15 31:23		concurrent 32:13,15 46:20	control 23:15 25:10,11,13,17 33:19 34:9
closed 75:19 76:1,20	commission 14:25 17:16,21 45:23 49:13 54:6,16 59:11,18 61:3 62:10,14 63:20 64:7		conditions 20:17 23:5 48:23	conventional 61:6
closing 76:6			conducted 13:22	conversation 18:5
closure 9:16,18 10:15,18			conference 53:20,22	cooling 37:22
Club 30:24			confirmation 53:21	corner 7:10 11:16
coach 34:22			conform 11:12, 17	corral 34:21
			conformance 11:18	
			congestion	

correct 44:23 48:22	corsory 16:19 48:8,10	7:4,12,15	13:2,4,6 14:11 19:12 26:10 39:21,22 44:11, 14 49:1 65:7 67:15	district 16:6 47:17 68:2,21
corridor 31:19 33:16	customers 41:24	deployment 25:9		districts 16:6
corridors 31:18	cycle 61:23	depth 31:9		diversion 36:9
cost 57:14		describe 16:21 21:17 48:10	devices 53:13, 18	DNA 72:8
council 76:5 77:14	D	description 56:25 71:13	Diane 68:7	document 46:24
counsel 14:10 15:2 45:25 47:18 70:23 75:4 76:3, 9,11,15	dad 63:18	deserve 65:6	diesel 36:24	documents 32:1
country 65:1 66:3	daughter 55:9	design 12:10, 14,17,21,22,24 17:9 19:12 24:16 39:6 40:12 47:3 48:24 71:16	difficult 17:22	documents 32:1
County 45:1	Dawn 70:10	designation 6:25 7:12 10:7, 13 11:13	difficulty 47:2	dollar 40:3 63:4
couple 16:10 42:20 47:23 48:5 56:15 61:7,16	day 32:17 34:13 52:15	designations 11:12	digest 18:10	dollars 33:4,11 37:1 38:13,14,17 39:19 40:4,8 44:2,5,7 57:9 58:18 60:11,16 62:3 72:25
court 71:19,21, 22 72:4,7,15	days 26:11 52:13 70:24	designee 22:18	diligence 30:12	domain 68:18
courts 40:17	deal 15:19 52:5	destination 58:8	dining 8:2,23	door 68:22 72:15
COVID 52:17,25	decades 6:20 64:13	designations 11:12	direct 57:12	dozens 71:7
create 12:4 43:10 45:4 66:5 67:16 76:6	December 30:17	designee 22:18	directed 23:18	draft 30:18 46:14 47:5,10 48:1,18 49:1
created 23:7 38:22,25	decision 30:13 72:6	detail 31:8 62:20,24	directing 23:19	drive 35:17 64:15
creating 40:9	dedicate 60:6	details 41:22	directions 32:20	dreams 61:25
creation 11:23 13:9,12	dedicated 17:3 34:19 35:14 38:23 64:9	determination 36:20 76:11	directly 35:10	drive 35:17 64:15
Crenshaw 33:7	dedicating 48:17	determine 34:25 49:7	director 61:4 67:8 71:17	driveway 9:10
critical 16:9,13 47:23 48:1	Dedication 37:9	Dev 55:22,24	dirt 52:13,14 53:2	drop-off 34:19
crops 25:3	Defence 70:23	develop 38:10 43:11	dirty 52:15	due 30:12
cross 32:25	Defense 47:18	developed 6:3 11:2,4 23:10 34:1 39:9	disadvantaged 39:3	dust 52:10,22
crosswalk 32:25	Deli 55:8	developer 73:5, 7	disagree 17:7	E
Crown 65:16,21	Deliberately 30:10	developing 35:24 42:23 43:6,8	discount 35:4	e-mails 56:5,15
curious 56:25 73:2	delve 8:11	development 7:3,19 9:15 10:23 11:23 12:8,10,14,15	discretion 76:14	EA-EIR-2020-045 77:15
current 26:9 57:10	denigration 70:16		discrimination 69:2	eager 66:8
	department 22:13 24:15,17, 21,24 25:15,16 47:16		dismissed 72:11	earlier 13:16 14:1 30:9 31:7, 12,25 34:13 35:14 39:16 58:18 71:3 75:9
	depicts 6:1,5		displacement 37:19	
			disregard 70:17	
			disregarding 70:2,19	

earmarked 39:1,3 67:18	11,13,16	entering 21:6	establish 11:20	existing 10:18 11:14
east 7:8 26:6 33:14	elementary 62:16	entertain 28:10	esteemed 64:6 65:17	exit 8:15
eastern 8:10 9:9,11,19	emergency 21:24,25 22:3,9, 11,12,14 23:7,12 24:1 25:3,14 33:24 34:25 39:23 62:5	entertainment 8:25 11:3,5,20, 25 29:6 54:19,24 55:17 58:4 59:23 61:10 62:19 64:22 65:23 67:14	estimates 38:12	exited 8:14
easy 15:21 46:24	emission 44:10	enthusiasticall y 64:12	EV 36:12 41:17, 23 42:7	exiting 21:6
economic 38:15 39:18 58:14 67:16	emissions 35:23 36:21 71:1 72:15	entire 17:2 26:3 37:3 44:23 48:16 56:22	evaluating 31:11	exits 8:19
edge 9:11	employed 34:14 58:20	entitlement 10:2	evening 28:19 29:3 54:3,14 57:23 59:17 61:2,9 62:13 63:23 64:11 65:15	expand 22:15
Edison 41:23	encourage 60:3	entitlements 13:7 30:6	event 25:7 26:11 32:15 34:4,7 38:25 39:11	expanding 40:1
editorials 31:6	encouraged 60:8	entrance 8:14, 15,21,22 9:9 39:12	events 23:5 24:2 30:5,25 32:4,13 38:16 39:11 46:20 67:21	expensive 57:11
educated 62:16	encourages 36:2	entrances 8:19	evident 29:12	experience 60:1
education 13:13 37:23 40:8 59:21,25 60:18	end 9:23 32:17 48:2 56:10 64:4 74:14	environment 37:22 58:15 64:10	examine 30:10	experiencing 61:8
educational 60:1,3,19	energy 35:24,25 37:12 64:25	environmental 6:4 13:17,18,19 14:4,8,12,18 15:4,6,9 16:25 19:10 20:20 30:15 31:13 46:3,5,7 48:14 62:22 64:21 65:8 71:7 77:15,18	exceed 37:15	expertise 15:13 46:12 54:25
educator 60:13	enforced 17:9 48:25	environmentall y 64:25	excellence 60:3	extended 17:4 48:17 69:22
efficiency 37:12	enforcements 73:4	equal 32:19	excellent 27:17 42:10 45:7 71:4	extensive 48:22
efficient 43:25 64:25	engaged 48:8 71:23	equity 13:9 39:18	excited 64:22 65:22 69:8	extensively 23:4 65:2
effort 15:14 17:12	engagement 40:18	equivalent 68:13	excite 60:14	extra 27:14
EIR 15:3,15,19 16:3,12,13,20 17:2,5,15 18:19 20:5,10,11,12, 16,18,20 21:1 23:5 25:5 27:4 30:18,20 31:7,9 46:1,3,13,14,22 47:5,10,12,22 48:1,10,16,18 49:5,11 51:1,3 64:24 70:21 71:23	engagements 13:14	Eric 57:23	exclude 11:1	Extraordinary 40:2
EIRS 15:4,16	enhance 37:24 55:1 60:1	errata 19:2,7,9 75:22 77:20	excited 64:22 65:22 69:8	<hr/>
electric 36:15 42:2,9	enjoy 57:13	ESA 23:3 46:4,7	exciting 60:14	F
electrical 36:1,2	enjoyment 57:2,12		excluded 16:24 48:13	FAA 6:21 31:20
element 10:4,6,	ensure 14:4 23:12,18,25		excluding 26:7	facilities 7:23 8:5 43:18 66:17
	entered 8:14		Exclusive 72:2	facility 7:24 8:13 9:3,24 21:14,18 30:7 35:8 37:21 39:14 62:19
			Excuse 12:15 17:20	facility 7:24 8:13 9:3,24 21:14,18 30:7 35:8 37:21 39:14 62:19
			executive 46:24 67:8	facing 30:1
			exhibit 6:1,4 7:4,14	factor 52:18
			exist 34:20	fail 71:12
				failed 14:1
				failing 51:16
				failure 70:25
				fair 15:7,14 46:7

fairly 16:21	first-time 39:23	frame 23:3	Gentlemen 75:20	green-house 71:1
falls 56:1	fiscal 38:9,11	Francisco 15:7 46:6	gentrification 36:4 58:13	greenhouse 35:22 37:4
false 16:25 48:14	fit 69:23	free 48:21 57:14	Gerard 28:18,20 40:25 41:15 42:19 44:20 45:6 58:17	greening 37:14
families 59:9 61:7,18	five-minute 19:24,25 50:4 56:9 73:20,22, 23,25	freeway 32:1 33:3	GHG 72:15	groups 40:20 66:15
Family 61:5	fixed 7:20	friendly 64:25	Ginyard 67:2,4, 7	grow 54:21 58:8 59:9 61:25 66:5
fan 60:23	fleet 36:17	front 43:19	gist 18:15	growing 63:3 66:2
fans 8:15	flight 6:19	fronting 8:24	give 23:3 29:19 35:19 41:3,4,5 50:7,14 58:3 64:15 73:24 74:12,17	growth 58:14 67:16
fascinated 68:15	floor 74:22 76:17	frustrating 48:3	giving 37:6 59:1	guess 22:10
FASTSIGNS 57:24	flow 33:5 34:11, 17,18	full-time 68:13	glad 27:16	guessing 22:3
features 12:22	flushless 43:19	fund 43:2	glossed 51:2	guide 12:21 13:1
feed 27:23	focusing 39:25	funding 33:4 40:15 60:18	goals 10:12 43:12 69:2	guideline 12:17 71:16
feel 18:1,18 58:11	folks 23:11 61:17 62:4 70:21	funds 39:24 59:6	God 24:10 55:18	guidelines 12:10,11,14,15, 21 17:9 19:12 48:24
feet 7:23,24 8:1 24:25 30:6	follow 73:7	future 29:14,15 60:7 66:12 71:17,18	god 27:16	guys 27:9,14 59:11 60:21 63:22
Fehr 15:12 46:11	follow-up 47:13, 14	G	gossed 51:2	H
fellow 66:15	foot 7:25	game 63:16	goals 10:12 43:12 69:2	half 51:10 52:11
felt 18:9	football 32:8,15	games 32:6,8 38:16 40:19	God 24:10 55:18	Halimah 67:2,7
figure 36:6	footprint 26:3 64:18	garage 8:12 9:17 34:19	Gold 37:9,11 65:4	happen 73:9
filled 25:3	forbid 24:10	gas 71:1	Golden 15:6 46:5 72:14	happy 17:17 49:15 60:15,22
final 15:16 16:3 30:20 46:14 47:12,22 70:21 74:4 75:24	foregone 72:3	gases 37:4	good 12:2 23:2 28:19 29:3 44:19 45:6,20 51:15 54:3,14 57:23 58:22 59:17 61:2,16 62:13 65:15 76:16	hat's 27:3,8
finally 17:6 35:17 48:20	forget 68:13	Gaskill 64:5 65:11	grade 51:17	haul 38:6
financial 62:5	forgot 68:21	gathering 71:14	grander 63:15	Hawthorn 31:4
find 47:1 72:8	form 47:4 57:4	geared 43:4	grants 6:21 62:3	he'll 63:16
findings 71:6 77:18	fortunately 53:11	general 6:25 7:12,13 10:3,5 11:12,14,17,18	gray 7:18	health 51:11
finite 71:12	Forum 29:20 30:1 32:14 33:18 34:3 46:20 63:12	generally 6:1 10:14 15:14	great 15:19 17:22 29:14 58:12 62:25 63:13,23	hear 6:9 14:20 17:23,25 22:5,8, 20 28:5 50:22,23 53:10 54:3,6,7,9, 12 56:20 68:24
fire 22:13 24:9, 10,11,15,17,21, 23 25:15	forward 55:6,7, 11,12 63:14,22 71:6	generate 44:15	green 6:2 33:20 37:14 44:25	
firm 15:1,5,10,12 45:24 46:4,9,12 70:10	found 13:23 51:12	generating 44:13		

72:20 75:1	hotel 7:9 8:10 9:19,23,24,25 24:24 71:13	71:8	38:23 42:8 43:10	10:21 11:3,4 13:12,13,14 20:14 29:6 31:10,17 34:21 36:12,16 37:11 38:15 39:1,24 40:12,13,15 41:25 42:24 43:1,9,11 44:3 46:1 51:25 52:24 54:15,18,20,23 55:2,4,10,15 57:7,24,25 58:1, 3,5,7 59:3,5,20, 22 60:22,23 61:3,6,10 62:8, 14,15 64:9,22,23 65:6,22,24 66:14,16 67:5,8, 14,19,23,25 68:1 73:8
heard 18:9,13 24:8 40:6 53:16 70:12,21	hours 35:25	implement 33:16	incentivizing 35:11 43:4	Inglewood's 67:16
hearing 18:21 30:20 56:2 75:19,25 76:7, 13,18,19,23	house 8:12 9:8, 20 24:25 77:16	implementation 12:16,18	include 10:7 11:23 12:3,6,16 23:14 25:8 30:6 32:24 75:22	initiative 40:13
heart 66:1	houses 39:22	implemented 8:10 70:22	included 10:2 20:15,16 26:10 34:15,23 47:15	Inn 62:15
heaviest 23:20	housing 13:10 31:21 39:20 40:1 42:21,22,23,24 43:3,5,6,9,12 61:7,19,20,24 63:6 66:17 72:25	implements 33:12	includes 13:6,8 14:8 23:10 25:5 30:13 33:2 34:8 49:2 60:4,17	innovation 40:12
height 12:7	hub 34:20 68:16	implies 57:13	including 7:23 8:2 12:22 15:17 31:15 32:2 34:3 46:16 48:16 51:13 60:12 67:17 70:23 71:10,13	innovative 65:2
helped 27:6	hundred 60:10	import 38:12	income 44:15 55:1 58:17,18,22	inside 56:1
helping 63:22	hundreds 57:9	importance 61:21	incompatible 6:23	installed 8:19
helps 14:11 61:15	Hunter 65:20 66:25	important 35:22 38:20 51:10,21 52:1,2 67:21	incorporated 56:20	instances 16:7 47:19
heyday 55:3	husband 55:10	imposed 24:18	incorporating 16:8 47:20	instruction 35:3
hideous 70:16	HVAC 43:23	imposes 30:14	increase 37:12	integrity 67:12
high 62:16		imposition 25:9	incredible 54:21	intelligent 33:9, 10,12
high-risk 43:3	I	impressed 69:15	individual 30:25	intensity 12:8
Hilton 36:1	I-405 33:5	impressive 27:5	industrial 6:18, 25 7:3,14 10:8, 10,12 11:12,15 31:23	interested 46:25 47:5
hires 38:23 67:17	IBEC 32:14 75:9	improve 36:22 37:7,22 44:17 45:3	influence 18:20	International 10:21
hissy 69:23	idea 21:2 43:1,7	improvement 32:23,24,25 33:1,2,3 34:5,6	influx 38:15	Internet 69:18
hoc 72:5	identification 23:16	improvements 8:9 33:5 34:7,13 44:6	information 15:20 34:15 46:22 47:1 69:15	internship 60:5
home 39:23	idling 36:5 38:5	improving 13:14	infrastructure 8:9 12:17 13:1	interruption 17:11 50:22 62:10,15 64:6
homeless 61:14	illegal 71:10,23, 25 72:13	Inaudible 18:21 27:10 64:20 65:24 66:12 69:1,6 71:18 72:7,9 74:18	Inglewood	
homelessness 61:8 62:6	impact 6:4 13:17,18 14:4,8, 10,12,18 15:5 19:10 21:24,25 22:2,10,11 26:9 29:15 31:11 32:20 46:8 64:10 77:15	incentive 36:13, 14 44:25		
Homelight 61:5	impacted 24:12 68:19 69:14 70:2	incentivize 35:4		
homes 30:25 42:3	impacts 13:23, 25 30:15 36:23 37:5 38:9 51:9	incentivized		
Honorable 54:15				
hope 24:4 45:18 63:20				
Hops 65:16,21				
hospital 23:9, 12,14,18,24 24:9 33:24 34:24 62:15 65:25				

intersection 8:22 32:24	Jr 64:1	late 17:13 48:6	lifetime 54:20	lot 12:7,8 46:22 58:9,21 61:17 63:11,21
intersections 32:1,21 33:6	June 70:24	LAUSD 60:13	lift 62:8 66:8	love 62:20 68:9
interviews 31:5	justify 71:6	law 15:1 70:10	light 6:18 7:17, 18	low 37:24 59:4
invite 16:20 48:9	<hr/> K <hr/>	lawyer 16:15	lighting 12:23	lower 10:8 11:16
involve 9:16	Keene 72:20,23	lawyers 16:11 47:24	lights 33:20	Luis 72:23
involved 23:11 55:13 56:18	keeping 40:13	layout 8:11 12:22	limitations 12:7 23:7	Lyft 21:2,3,9,10, 15 35:16
involving 46:19	Kenneth 70:10	lays 12:19	limited 7:15 9:13,25 26:14	<hr/> M <hr/>
irrigation 43:21	keyed 28:17	lead 15:4,12 47:3	limiting 38:5	M-1L 7:15 11:9
issue 22:14 46:25 47:1 49:8 53:9	kids 60:14,20	leader 67:22	linking 60:1	made 10:17 11:19 16:18,19, 23 17:6 18:24 38:2 48:7,12,20 71:3 72:6 75:8, 14
issues 17:14 37:3 48:6 49:11 52:18 65:3 70:17 75:5	kilowatt 35:25	leadership 67:12	list 17:8 48:23	main 9:4,11
items 13:4	Kim 55:9	leading 25:1 46:11	listed 75:23	mainstream 8:20
<hr/> J <hr/>	kind 51:2 61:20 68:21	learned 68:11	listening 56:10	maintain 38:8
Jackson 14:20 17:20 18:9 22:7, 19,21 24:7 25:23 27:11,20 28:17 73:19,23 74:23 75:18 76:16	kiosks 30:25	learning 60:4	literally 72:1	maintained 33:22
jam 21:9	knew 68:20	leave 18:12	litigated 71:21	maintenance 9:13
job 17:10,22 27:14,17 38:23 49:6 61:16 62:25 63:11 68:15	<hr/> L <hr/>	led 46:4	litigation 72:12	major 23:5 24:2
jobs 13:9 38:21, 22,25 39:17 54:22 58:22,25 59:1 61:13 63:1, 2 66:5,17 67:16, 18 68:12	La 55:10 59:19 60:9	LEED 37:9,10 65:4	live 62:1 67:25	majority 8:13
Johnson 59:17, 18	LADOT 33:12	left 31:22 38:19 39:11 46:13	Living 61:5	make 16:16 17:25 19:8 28:3, 7,10 30:11 32:16 36:3 51:15 53:12 62:23 68:14 70:1 75:18 76:3
Jones 75:2,4,20	Lakers 63:12	legal 62:5 75:5	loading 12:9,24	making 34:7 69:6 73:4
Joseph 50:20, 25	land 6:21 10:3,6, 7,11,13	lend 54:25	loan 43:2	man's 64:10
	landfill 36:10	length 17:5 46:15 48:19	loans 43:4 72:25	manage 34:25
	landmark 30:13	lessen 22:2	lobby 39:12	management 16:6 25:6,7 33:8 34:4,8,18 35:23 47:17 65:3
	landscaping 12:23 43:21	letter 70:25	local 13:9 37:22, 23 38:17,23 40:11 58:19 67:10,17	
	lane 21:1,8,11, 12 76:25 77:2,4, 6,11,25	letting 59:10 64:8	located 30:3 39:13,15 70:11	
	lanes 21:17 32:25	level 51:15 68:7 71:22	location 8:6 9:20 10:18 42:1	
	largest 7:6	levels 51:14	locations 23:16	
	last-minute 49:10	Lewis 27:24 28:13,14	long 18:9 30:10	
	lastly 13:3 19:1 44:2	libraries 40:11	looked 20:21 23:4 35:2 46:18 51:6 62:22	
		Library 13:11	Los 29:5 31:3 33:14 36:21,25 45:1 47:16	

Manchester 32:3 55:11	30:8	38:13,14,17 39:19 40:3,4,8 44:2,5,7 58:18, 19 60:10,16,17 62:2 63:4,6 72:25	monitoring 37:4,6 72:13 77:17	negative 51:8, 20,25
Manley 14:17, 24,25 15:1 17:21 28:1,10 45:10, 14,18,22,24 49:17 50:3 76:3, 11	medicine 8:1	mind 68:17	Moose 15:1 45:24	Negotiating 72:2
manner 15:21 38:12 69:19	meeting 28:3 50:10 66:7 68:20 74:3	Mindy 31:7	Morningside 13:11	neighborhood 32:2 33:13 34:16 69:13
manufacturing 7:16	meetings 30:24 31:1,3 47:14 69:19	minimal 10:22	MOTEV 64:14	neighbors 66:9 68:18,19
map 7:12 10:8 11:15	members 14:25 17:21 45:23 47:5 54:15 55:13 64:7 65:17 67:5	minority 39:3	motion 74:22 76:17,18 77:8,9, 12	net 38:13
March 30:18 70:18	memo 19:2	minutes 18:7,8 19:22 20:2 21:20 26:18 28:2,3 41:5 50:7,14,16 54:1 57:20 59:14 61:1 72:19 73:11,24 74:6,8	motions 75:20, 22 77:11	net-zero 35:22 38:5
Market 63:11	memorandum 19:10	missed 17:12 49:9	move 14:1 75:25 76:19 77:10,13	networking 67:11
matched 46:12	memories 63:17	mission 66:7	moved 8:7 63:22 77:22	newspaper 31:5
materials 37:24	mention 14:1 20:11,12,13 74:23	Mission's 61:5	moving 9:19 43:8 52:13 63:14	noise 31:18,19
matter 15:2 51:23 76:20	mentioned 11:9,14 13:16 19:1 21:1,2 29:23 31:12,25 34:12 36:23 37:8 46:18 48:25 72:13	mitigate 13:24 37:2 51:13	multiple 6:20 12:21 25:25 71:17	nonprofits 39:25
Matthew 53:20	mentorship 60:5	mitigating 22:16 32:11	muster 24:21	north 30:1
maximize 32:5 33:23	message 33:23 34:12	mitigation 13:23 17:8 22:2, 16 23:10 32:22 48:23 72:13 77:17	mute 53:21	noted 22:10
maximizing 37:21	met 34:24	MODERATOR 50:17 53:20,24 54:2,12 55:21,23 57:21 59:15 65:13 70:5 73:13	muted 53:13 65:14	notice 56:2,3,17, 21
MC 28:19,22 29:3 41:1,20 42:4,6,25 43:17 44:8,24 45:8	Metro 35:10,11	modern 37:16	names 66:23	notwithstandin g 71:6
Mccallum 46:18 48:25	mic 41:4	modified 6:24	National 70:23	number 6:17,22 7:22 10:2 14:2 23:10 31:20 39:12,14 56:24 68:24 77:15,16
means 37:11 68:13	microtransit 34:22	mom 57:25	natural 16:5 47:17	numbers 32:23 52:25 53:1 69:16
meantime 75:10	mics 25:22 28:21	moment 22:19 27:22	nature 15:22 16:17 70:15	<hr/> O <hr/>
measure 49:3	middle 39:10 56:18	money 60:17,19 61:20 66:17	navigate 15:21 46:25	object 50:21 51:1
measures 17:8 22:16 37:12 48:23	Midnight 61:4	monitored 17:9 48:24	NBA 38:15,16 40:19	objection 71:9
mecca 55:3,4	mile 52:11 65:24		needed 63:7 69:16	objections 70:13,17,20
mechanisms 73:4	million 33:4,11 35:25 37:1		needing 21:6 23:13	occasions 48:18
medical 9:3				occupant 37:24

occur 32:12	34:17	parking 7:7,18	pedestrian 8:21	pink 7:16
Odest 64:1	option 35:6	8:5,12,13,16 9:5,	34:18	place 10:24 22:2
off-site 31:15	order 50:11 74:3	6,17 12:8,23	Peers 15:12	25:6 34:2 58:9
36:11	organization	20:10,12,13,19,	46:11	63:13 64:19
offer 47:6 48:5	67:20	22 26:11 33:25	people 16:10,11	plan 6:25 7:1,12,
62:4	outdoor 8:4	34:2,14,15,19	21:10 23:25	13 9:15 10:3,5,
office 6:18 7:3,	outreach 14:13	36:5,7	29:18 35:4,11	21,23 11:1,2,6,
25	30:23	parks 13:14	39:7 41:18 42:2	12,14,17,18
officers 23:15	overlaps 10:20	44:17	43:10 47:24,25	12:17 13:1
25:10,11,14,17	overlay 11:21,	part 6:10 8:18	50:6 52:17,20	23:12,21 24:8
33:19 34:9	22 12:1,5,20	9:12,14 10:1,25	53:22 58:11,12	25:6,7 33:24
offices 30:8	overriding	11:8,10 36:7,19	68:14,22,24 70:1	34:24 41:18
39:13	71:10 77:19	56:4 64:17 66:7	73:8	56:21
officially 73:3	owned 6:8,13,14	71:11 72:11,12	percent 6:6,12	planned 56:1
on-site 24:23	55:9 66:1,4	parties 57:9	37:15,17 38:22	planning 27:4
34:20 35:7,24	owner 57:24	partner 66:8	39:1,2 43:14,15	29:23 45:23
36:1,4 42:7	58:2 59:19 60:23	partnership	66:4 67:17,18	54:16 57:10
ongoing 23:24	61:19 62:17 64:9	36:20 60:2,5	68:25	59:11,17 61:3
52:17	owners 36:14	parts 12:16	percentage	62:10,14 64:7
online 38:5	65:23 70:11,14	pass 17:7 24:20	57:6 66:5	65:9,17 67:5
open 14:16	ownership 6:5	48:21	Perfect 18:25	69:24 71:17
19:18 20:1 45:13	<hr/>	passes 69:24	peril 70:20	plans 56:4,18
49:18 50:5,11	P	passion 60:14	period 17:4	plant 43:22
73:18 77:8	<hr/>	passionate	19:24,25 48:18,	planting 36:16
opening 40:14	P-1 11:10,11	64:16	19 56:9	44:22 64:14
operated 33:22	package 63:4,9	past 14:3 15:16	permanent	play 63:12
operation 53:6	packages 27:6	16:12 60:8 69:7	38:24 63:2 67:18	plaza 8:4,23,24
70:1	packet 60:16,17	pastors' 31:1	permitted 12:6	9:1 40:20
operations	pages 15:17,19	path 6:19	20:11,13	pleased 63:3
38:25	31:12,25 46:15,	pathways 40:14	person 63:10	pledging 40:4
operator 23:23	17	patient 25:23	personal 70:2	point 71:4 74:4
53:7	paid 42:5	26:1 53:1	personally	75:25 77:8
opinion 50:14	Paint 59:19	Patrick 18:14,15	55:25 71:21	police 25:15
57:16 66:19	palette 43:22	19:20 20:4,5,24	perspective	69:6
opportunities	paratransit 21:5	21:19 26:19,21	29:25	polluters 36:25
40:1 58:14	parcels 6:22	41:8,9 42:12,14	phase 38:18	pollution 36:23
opportunity	29:21	49:19,20 74:8,	phone 53:14	Pope 54:3,5,7,9,
8:25 17:18 28:4	park 7:3 10:21	10,14 76:22,25	69:16	14,17
29:5 35:3 40:24	13:11 36:6 57:14	77:1,25	photo 7:4	populace 26:10
54:16,21 62:9	Park-n-ride/ microtransit	patrons 9:5	physical 34:5	population 53:1
65:18 66:6 67:6	35:9	pay 69:9,11	65:4	Port 36:21,25
opposed 23:19		paying 58:22	pick 18:3	portion 7:2 9:16,
optimized 33:16		61:16	piecemeal	18 10:9,15,20
			71:24	32:5 44:11

portions 71:11	prevent 62:5	project 7:19,22 8:18 12:20 13:8, 18,23,24 14:5 15:9 16:9,19 17:6,7 18:24 24:16,19 25:8 27:19 29:12 30:3,7,16 34:1 36:8 41:13 45:14 46:8,14,19 47:21 48:8,20,22 50:7, 13,15 51:21 52:2,4 55:15 56:20 57:1 59:12 60:9 61:11 62:7, 18 63:22 64:12, 24 65:1,5,10 66:19,21 67:24 68:3 71:5,12,24 72:3,9 75:9	34:16	51:13 52:9 54:22 55:5 77:18
posed 75:8,15	previous 20:25	project's 6:6 67:22 71:16	protesting 70:25	question 20:24 21:16 22:9 24:4, 5 26:17 41:5,16 49:13 50:17,19 56:24 74:9,24
position 71:19	previously 49:24 75:15	projects 13:20 71:11	proud 54:18 59:22 65:23,24 66:1 67:13,24 70:11	questions 14:7 17:16,18 19:15, 18,23 20:9 21:20,23 26:20, 22,25 27:1,12 41:2,6,9,11,12 42:13,16,18,20 43:13 49:18,23, 25 50:2 56:5,7, 16 73:18 74:5,6, 11,16,20,21 75:7,8,13,14,24 76:23 77:23
post 38:24 72:5	pride 30:22	promises 69:3	providing 14:17 16:12 35:3,9 36:4,12 37:20 45:2 47:25 58:22 61:6 65:2 66:6 67:11	quick 17:24 76:3
posted 48:16	primarily 41:24	promote 57:2	provided 19:2 24:17 35:7 42:2	quote 57:1,12, 13 70:14
potential 10:15 37:21	primary 23:21 26:4 56:14,24	promotion 62:25	providers 25:14	
potentially 8:24 13:22,25 23:6 25:18 51:8,20,24	prior 17:11	proper 15:25	public 16:24 18:20 28:4,8 30:20 40:16 47:6 48:12 57:3,14 71:14 75:19,25 76:7,12,17,19	<hr/> R <hr/>
pound 50:18 70:6 73:14	private 13:3 26:9 36:14 57:16	properly 70:25 77:22	publicized 73:2	R-2 7:17 11:10, 11
poverty 61:24	privately 6:7,14 42:2	properties 44:6	published 47:22 73:3	R-3 7:17 11:10, 11
power 64:18	privilege 57:16	property 7:2 13:3 16:10 26:9 31:23 44:9,12,13 47:24 56:17,23 69:5,9,11 70:11, 14	purchasing 57:11	racks 35:6
practice 7:23 9:3 30:7 39:14	proactive 69:9	proposal 47:20	purpose 10:12	radios 33:20
Prairie 8:14,17, 19,22 9:7 10:9 32:3 33:6 70:12	problems 51:12 52:17 71:2	proposed 7:10 9:24 10:6,12,14 12:11,13,15 13:18 26:2,6,16 56:1	put 27:6 31:20 43:22 61:20 62:23 63:5,21	Rail 35:11
pre- commitment 72:1	proceeding 21:17	proposes 7:19	puts 47:4	raise 17:14 49:8 75:5
preparation 18:19	process 12:6 15:22 16:14,24 17:1,17 30:10, 11,13,20 36:14 38:1,4,8,10,22 47:3 48:2,4,7,13, 14 49:15	proposing 30:7	putting 27:3 63:13	raised 48:6 49:10 63:10 67:25 70:17 71:25 72:12
prepare 14:3	processed 11:5	protection	<hr/> Q <hr/>	range 40:3
prepared 13:16 15:11 46:3,10	processes 12:19		quality 16:6 25:24 36:22 37:3,20,25 47:17	rating 59:4
preparing 15:15 46:13	profit 57:8			rationalization 72:5
present 29:6	program 34:16 36:9,13,19 37:18,23 40:20 41:21,23,24 42:8,25 43:1,7, 10,16 44:4,25 45:2,5 61:5 77:17			reach 22:14 24:11
presentation 19:15 29:9 40:23 41:12,15 45:7, 11,16 49:21	programming 40:14,16			
preservation 39:22	programs 37:8 44:18 63:7 65:4 66:18			
press 50:18 70:5,6 73:13				
pretty 33:14 49:3				
prevailing 71:22				

reached 16:2 47:11	reducing 64:10	Remy 15:1 45:24	reservation 34:14	26:11,16 31:19
read 18:7 19:22 20:5,6,7 56:22 68:8	reduction 36:8	rendering 39:5	reserve 21:19	resulting 13:24
reading 20:6,10 22:12 68:10	refer 7:5,10 19:15	renovating 40:10	resident 54:20 57:25 58:1 60:22	retail 8:3,23 52:4
real-time 34:15	reference 16:8	renovation 40:16	residential 6:20,23 7:17 34:16 52:4	revenue 38:11, 13
realities 69:3	referencing 44:9	renter 13:10 39:20	residents 20:14 36:12 38:17 39:2 42:7,9 44:3,5 45:2 51:25 52:19 55:15 57:4,7,13, 18 58:10,20,23 65:6 67:19	review 12:6,20 16:25 17:11 48:14,19 49:7 71:18
reality 70:24	referred 20:21	renters 39:24	resolution 19:9 77:13	reviewed 17:13 30:4 49:9
realize 52:8	referring 24:23 72:2	rents 61:21	resources 16:5 38:10 44:17 47:18 67:12 70:23	revitalization 67:23
reason 64:11	reflect 10:14,17 16:4 47:13	repeat 18:16 22:6 28:1 40:2 66:22	respect 75:7	revitalizing 66:16
reasons 51:22 52:8 61:12	regional 36:22	repeating 49:21	respectfully 62:9 65:9 66:21 68:2	Ricardo 61:4
rebate 41:21	regular 14:15	report 6:4 7:6 13:19 14:4,8,10, 12,18 15:5 19:6, 11 27:4,14 38:12 77:15	respiratory 52:18	Rice 18:22,23 25:21,22 26:2,17 27:11,12 41:14, 15 42:1,5,10,17, 18 50:1,2 74:19, 20 77:4,5,21
received 16:1,9 47:9,23 56:7	regulations 12:4,5	REPORTER 6:9,15 75:1	responded 16:7 47:19 70:22	ride 35:18 52:21
recently 16:9 70:13	rehabilitation 13:11	Reporting 77:17	responder 23:13	riders 21:6
recess 17:24 45:12 50:5,9 74:1	reiterate 53:16 63:19	reports 13:17 37:5	responders 23:25 25:17	rides 9:21
recommend 28:9 76:5	reiterated 51:6	represent 16:11 47:25 70:10	responding 47:8	rideshare 34:22
recommendatio n 19:5,6 28:12 47:21 76:4	related 8:2 13:2 14:18 38:25	request 10:3 11:9 19:7 73:19	response 16:19 30:19 48:9	right-of-way 13:3
recommendatio ns 19:5	relative 75:9	requesting 73:21 76:11	responses 16:3 47:13 56:12 65:7	Riley 62:13 64:1
recommended 77:14	released 69:21	requests 10:1,2, 25 12:3	rest 20:7	rising 61:22
recommending 19:8	relocated 9:23	require 21:11	restaurant 71:14	risk 52:17,18
record 17:2 48:16 72:11 75:19 76:6	remainder 6:7, 14	required 17:5 20:22,23 48:19 49:4 57:11	restricted 31:21	road 35:19
recreation 36:9 57:3,12	remaining 26:19	requirement 24:18 25:8,9	restrictions	roadway 9:23 23:8
recycling 37:19, 23	remarkable 49:3	requirements 12:9 24:18		Robert 64:5 65:11 70:9
red 7:14 33:21	remember 52:3, 16 55:2,4,8	research 62:20		roll 76:24
reduce 36:5,10, 21 64:17 65:4	remind 53:11 75:21			rollcall 76:6,12
	reminders 53:10			rooftop 35:25
	Remotely 29:1			room 22:20 24:1 27:21 53:21,22 76:5
	remove 6:22			

Rosales 61:2,4	Science 46:3	shuttle 34:19 35:9	slide 29:10,21, 24 30:4,9 31:7 32:17 33:2,8 35:1,21	speak 26:15 28:21 54:17,23 59:10 62:9 64:8, 11 65:18 67:6
roughly 28:2 48:19	scope 9:14	shuttles 9:21	slides 29:7	speaker 11:25 70:12 71:3
routes 23:16,19 25:1	seating 39:10	side 9:9 38:19 75:3,12	slow 21:11	speakers 53:12
routinely 76:10	seats 7:20,21 30:5 32:6,7,8,9	signage 12:8,9, 23	small 7:9 27:9 32:8 59:18 65:23,24 66:10 67:13	speaking 53:22
Royce 75:4	section 12:17, 18	signal 8:18 33:1, 17	smaller 8:8 52:25	speaks 37:14
run 22:13	segment 27:25 73:17	signals 33:20	Smart 33:8,12 36:5	special 14:10 30:5 39:11 45:25 57:16 75:4
runs 71:18	segments 32:2	significant 13:22,25 32:23 51:14,16 71:7,11	Sofi 29:20 30:1 46:21	specialists 14:9 45:25
S	self-esteem 61:14,15	significantly 51:8,19,20,24	solar 35:24	specialize 14:13
Sacramento 15:6 46:6	sell 57:8	signs 33:23 34:12	sold 32:7,8,9 57:8	specific 7:1 10:21,23 11:1,2, 6 12:24 45:1 56:5,16
safe 62:23 66:6	senior 40:15 54:23	Silverstein 70:8,9,10	soliciting 47:8	specifically 57:7 63:5
safety 10:4,16 44:17 51:11	seniors 13:13 54:24 55:6,12	similar 41:22	solution 61:23	spectators 57:5
sales 44:9	separate 21:12 77:11,12	similarly 9:17	solutions 65:2	spent 63:6,11
Sambrano 68:6, 7	serves 45:25	simple 16:20	solve 37:2	sponsors 11:8 12:3
San 15:7 46:6	service 8:10 9:25 21:5	single 34:13	son 63:15	sponsors' 10:1, 25
save 37:17 43:15	services 21:13, 15 35:16,18 39:24 40:9 61:7	Sip 59:19	sort 37:2 46:8	sport/ entertainment 12:13
savings 37:16, 18 43:14,15	settlement 72:24	sir 50:23 53:4 56:10 73:10	sought 30:10	sports 8:1 11:20,25 39:17 55:3,4 57:5 65:1
SCAG 31:4	shades 7:8	site 6:6,13,17, 19,21 7:2,5,6,7, 9,10,11,13,22 8:7,8,10,12,17, 20 9:8,11,14,20, 23,24 10:8,9,19, 20 11:2,9,22,24 12:11,22 13:2 24:11,23 25:2 26:14 29:18 31:18,21 35:10, 12,15	sound 25:24 45:20	sports/ entertainment 11:21 12:5
scale 30:4 63:15	share 35:18 61:9	sites 6:2	sounds 68:17	sportsman ship 55:5
scenario 32:9 57:10	shared 9:20 34:1	situate 6:17 7:1	sources 43:20	spots 33:19
scenarios 31:14 32:3 46:19	shell 39:7,9	situation 52:16	south 9:4 47:16 70:12	SPRING 27:13
scenes 45:4	Sheriff 59:20	size 12:8	southeastern 7:9	Springs 12:2 14:24 17:20 18:4,12,17,22,25
SCH201802105 6 77:16	short 56:5	skills 55:1	Southern 41:23	
scholarships 40:14 60:12	show 30:2 51:5 62:17		space 7:25 39:11 66:7	
school 40:11,13 59:4 62:16 66:17 68:1,10,21,23	showed 51:5		spaces 33:25 34:2 39:10	
schools 59:3,5 60:4	shown 11:15		span 15:16	
	shows 10:9 31:8 64:24 70:16		spared 15:15	

19:16 21:22 25:21 26:18,23 28:12,15,19,20, 23 29:3 40:25 41:2,10,14 42:11,15,17,19 43:13 44:2,19 45:6,9,20,22 49:17,22 50:1,3, 10,23 53:4,7,15, 23,25 54:4,7,11, 15 55:19 56:9,13 57:19,22 59:13 60:25 62:11 63:21,24 64:2 65:12,17 66:22 67:1,3,5 68:5 70:3 72:17,21 73:10,16,21,24 74:2,12,15,17, 19,21 75:16,24 76:8,21,23 77:6, 7,12,22	starting 66:4 starts 36:3 state 15:13 25:13 30:14,16 31:2 46:12 50:13,19 54:1 55:20 57:22 59:15 61:1 62:12 63:24 64:2,3 65:14 70:7,13 72:18,21 73:12, 14 77:16 stated 19:5 30:9 39:16 statement 71:10 77:19 statements 18:24 States 40:7 Station 35:10 stations 41:17 42:1,8 stay 41:4 steady 58:22,25 step 17:1 48:15 stepped 27:14 steps 6:17 23:11,21 sticks 73:5 stigma 58:6 stone 46:13 stood 21:4 stopthemillenni umhollywood. com 71:20 straightforward 15:20 46:23 stream 8:17 street 9:12,16, 18 10:16 25:18 26:6,13 32:2,24 33:7 34:9,16 56:1 63:11	streets 23:17 25:3 26:7,8 33:19 strict 30:14 strong 66:14 structure 8:16 9:2,6 struggling 66:11 students 40:12, 13,15 59:8 studied 13:20 31:14 32:1,13 65:2 study 20:20,23 31:25 32:18 stuff 15:8 52:21 69:5 style 46:23 subject 6:17,19 7:2 11:22 12:11 19:7,9 48:22 77:19 subjects 16:4 submitted 16:13 56:4 70:13 submitting 48:1 successful 15:20 67:23 successor 6:13 suddenly 25:3 summarized 19:3 summary 35:1 46:24 Sunday 52:12 support 7:22 8:5 13:10,12,13 14:11 31:13 38:7 39:20,23 43:5 55:15 58:3 59:1, 22 60:2 61:9,11 62:2,5,7,17 64:12,20 65:22	66:20 67:14,24 supporter 54:18 supposed 71:5 supreme 71:22 72:4 surprised 68:11 surrounding 33:13 36:13 sustainability 12:24 64:21 switch 27:22 system 23:8 33:9,10,13,22 34:4,8,14 35:24 36:8 43:21,23 44:1 60:19 systems 36:5	Teixeira 50:20, 21,25 53:5 71:3 telephonic 17:11 50:21 62:10,14 64:6 Telephonically 14:22 22:25 temporary 7:21 ten 51:7,9 58:7 Teo 65:20 66:25 terms 23:7 29:25 35:1,4 38:11 43:20 71:25 test 32:10 thermal 37:20 thing 26:12 56:22 58:20 things 15:2 29:12 30:22 31:16 35:21 38:20 51:2 59:7 73:1,9 thinking 24:24 thirds 51:7 thought 63:21 thoughtful 65:7 thousands 31:12 68:12 three-year 30:13 thrilled 69:11 tickets 57:8,11 tie 12:10 time 14:16 21:21 23:22 26:19,24 29:11 45:9,11, 17,18 50:4,11 56:12,13 60:24 62:3 63:11,16 68:4 72:3 73:15, 17 74:12,17,22 timely 69:18,23
T				
			tactic 48:2 talk 46:1 69:3,4 talked 20:25 35:14 talking 34:6 42:22 44:5 53:17 tan 7:17,18 tax 38:11,13 44:9,10,15,17 taxes 44:7,9,10, 12,13 69:9,11 taxing 38:11 taxis 34:22 teachers 59:7 team 7:24 30:8 39:13 55:13 61:19 Tech 33:8 technical 31:13 technology 34:8 37:16 64:18,20	

times 17:5 25:7 36:7 46:19	34:20 35:2 36:14,17 37:4 46:10,11,16 47:16 64:13 65:3	10,15 35:15	<hr/> V <hr/>	56:6,19 62:24 64:11 74:23
timing 33:17 34:13	trash-access 26:14	Ultimately 48:18	vacant 6:1,2	wash 52:14
Title 37:13	traveling 52:22	un 46:12	vacation 26:7 69:21	waste 36:8
TNC 35:13	tree 36:16 64:15	undefined 71:13	variety 49:2	watching 63:12
Toast 59:19	trees 44:21,22 45:2	underlie 11:13	vehicle 36:1 38:4	water 8:7,8 10:17 37:16,17 43:14,15,16
today 15:3,10 16:18 46:2 65:8 68:20	treescapes 45:3	underneath 6:19	vehicles 22:3 23:8,13,18 25:19 36:2,15,18,24 42:3,9	ways 62:7
toilets 43:19	Trejo 18:17,18 21:22,23 22:6,9 24:3,5,8,22 25:20 26:24 27:1 41:10,11 42:15, 16 49:22,23 74:15,16,18 76:19 77:2,3,13	understand 6:11 18:23 28:6	ventilation 37:19	weatherman 52:23
tonight 13:5 51:6 54:17 59:10,24 62:9 64:8 65:9,19 67:7 69:25 70:12 72:1	trial 71:21	understands 46:7	venues 34:2	website 17:3 48:17
topic 13:19 14:10	triple 67:20	understood 28:7,8	vesting 13:7	Wednesday 69:19,20
topics 14:19	trips 65:4	UNIDENTIFIED 11:25	vicinity 23:17 24:20	week 56:21 72:14
touch 15:3 16:17	truck 38:5	Unified 68:1	video 27:22	week's 56:2
touting 72:25	trucks 24:10,11 36:24 38:6	uninterrupted 18:1	view 48:21	weekend 68:8
Tracy 59:18	trusting 53:15	union 38:21	violation 71:24 72:10	weigh 15:24 47:6
traffic 20:21,22 21:9 22:11 23:4, 15 25:2,4,5,7,10, 11,13,17 31:24 32:19 33:2,5,8,9, 10,13,19 34:5,9, 10,17 35:15,23 62:21	tune 33:11 37:1	United 40:7	VIPS 9:5	well-paid 63:1
transformed 18:6	turn 24:7 25:22 26:1 32:25 33:20 53:17	unmatched 15:13	visitor 37:23	west 7:7 55:25
transit 21:13 31:4 35:16 68:16	turning 32:20	unmitigable 71:7	VMT 20:22	western 7:7 8:12 9:17
transition 36:3	tutoring 40:11	unprecedented 29:11 40:5	VOC 37:24	Whit 14:17,25 28:1,10 45:24
transparency 31:8 69:22,23	TV 28:18 53:13	unreturned 46:13	voices 53:18	widening 32:25
transparent 17:1 48:15	type 15:9 43:22 44:11	unusual 16:16 38:2 48:3	volumes 68:8	Wilcox 6:12,16 12:3 18:4 19:1, 16,19 20:17 21:14 22:5,17 26:13,25 27:16 53:9,15,16 72:1 75:17
transportation 7:8 9:19,22 14:9 15:11,12,18 16:5	types 32:4 43:20 44:18 63:14	unusually 15:25 47:7 48:15	vote 76:6 77:24	win 63:12 66:19
	typically 69:20	utilities 26:14	<hr/> W <hr/>	windows 52:15
	<hr/> U <hr/>	utility 9:13	wages 38:17 58:19	wishing 50:12
Uber 21:2,3,8,		utility 9:13	walk 52:12	wonderful 41:12,15 54:14 68:9
		utilize 43:18	walked 68:19	wondering
		utilizing 37:24	wall 7:10,11 8:7, 8 10:18	
		utmost 61:21	wanted 27:2 29:19 31:11 32:10 44:21	

