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CITY OF INGLEWOOD.
CITY COUNCIL MEETING



- - -

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

CITY COUNCIL MEETING AGENDA
1 West Manchester Boulevard
Ninth floor
Inglewood, California
Tuesday, July 21, 2020

ATKINSON-BAKER, INC.
(800) 288-3376
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Reported by: EILEEN ELDRIDGE, Hearing Reporter
File No.: AE04CFC

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A P P E A R A N C E S

MAYOR/COUNCILMEMBERS :

MAYOR: JAMES T. BUTTS

RALPH L. FRANKLIN

WANDA M. BROWN

ELOY MORALES JR.

ALEX PADILLA

GEORGE W. DOTSON

CITY MANAGER :

ARTIE FIELDS

1 Inglewood, California, Tuesday, July 21, 2020

2 2:00 p.m.

3
4
5 MAYOR BUTTS: Madam Clerk, would you call the
6 roll.

7 THE CLERK: Yes, Mayor. A quorum is present
8 for the City Council, Successor Agency and Joint-Powers
9 Authority.

10 MAYOR BUTTS: Okay. Any persons wishing to
11 speak to the Council in person can come to 1 Manchester
12 Boulevard, City Hall, first floor, Community Room A to
13 listen, observe and make public comments at the
14 appropriate time. If you want to call in by telephone
15 and listen to the meeting or make a public oral comment,
16 you can participate by telephone by dialing
17 (888) 251-2949 or (215) 861-0694. The access code is:
18 2914215 pound. The conference begins at 1:30 Pacific
19 time, and all interested parties can join the conference
20 five minutes prior to that time.

21 If you're dialing from cell phone, please call
22 from an area with reception. If you're watching the
23 meeting via Facebook Live or Channel 35 or accessing a
24 phone line, I just request that you mute the sound of
25 your video feed as it is delayed from the phone line

1 transmission. Additionally, you make public comments on
2 the phone line, you'll be inaudible due to feedback.

3 Public Comments: Any persons wishing to
4 address City Council, Successor Agency, Housing
5 Authority or Joint-Powers Authority on any item on
6 today's agenda, other than the public hearings, may do
7 so at this time. Seeing no one in the Community Room A,
8 Operator, are there any persons on the line?

9 THE MODERATOR: There are no people on the line
10 at this time.

11 MAYOR BUTTS: All right.

12 THE MODERATOR: One just came in.

13 MAYOR BUTTS: All right. Take that public
14 comment.

15 THE MODERATOR: Please make sure your line is
16 unmuted. They've lowered their hand.

17 MS. BROWN: Surprise.

18 UNIDENTIFIED SPEAKER: Item 1, CSA-1 and H-1.
19 (Inaudible).

20 MAYOR BUTTS: Madam Clerk?

21 THE CLERK: I need a second, Mayor.

22 MR. FRANKLIN: Second.

23 MAYOR BUTTS: Madam Clerk?

24 THE CLERK: Council members, Successor Agency
25 members and Housing Authority members, Dotson?

1 MR. DOTSON: Aye.

2 THE CLERK: Padilla?

3 MR. PADILLA: Aye.

4 THE CLERK: Morales?

5 MR. MORALES: Aye.

6 THE CLERK: Franklin?

7 MR. FRANKLIN: Aye.

8 THE CLERK: Mayor Chairman Butts?

9 MAYOR BUTTS: Aye. Public hearing. Madam
10 Clerk, what is the next scheduled matter?

11 THE CLERK: The next scheduled matter for the
12 public hearing to consider is the adoption of resolution
13 making findings, overruling protests and objections, and
14 ordering delinquent sewer fees and refuse charges be
15 placed on the tax bills for Fiscal Year 2020 through
16 2021.

17 MAYOR BUTTS: Has a the Notice of Hearing been
18 given in a time, form and manner required by law and do
19 you have an affidavit on file?

20 THE CLERK: No attachment given and an
21 affidavit is on file.

22 MAYOR BUTTS: Have any communications been
23 received on the matter?

24 THE CLERK: No communications have been
25 received.

1 MAYOR BUTTS: Is there a staff report on the
2 matter?

3 THE MODERATOR: There's a question (Inaudible)
4 set forth.

5 UNIDENTIFIED SPEAKER: Good afternoon, Mayor
6 and Council Members. I'm here to present the public
7 hearing with outstanding delinquent refuse and sewer
8 charges on the property tax bill for collection. The
9 majority of the Inglewood residents and businesses
10 received water, refuse and sewer services through the
11 City, but approximately a quarter of the City receives
12 refuse and sewer services only, and water is provided by
13 an outside agency.

14 For this section of the City, there is no
15 mechanism to enforce collection of refuse and sewer
16 fees. The County of Los Angeles mandates that refuse
17 and sewer be provided to all residents and businesses
18 for health and safety reasons. Since the collection of
19 refuse and the providing of sewer services is mandatory,
20 the County of Los Angeles allows the City to hold the
21 property owner liable and place these fees directly on
22 the property tax bill after they have been properly
23 noticed of closed hearing (Inaudible).

24 Since May 31, 2020, there were 320 delinquent
25 refuse and sewer accounts with charges in excess of \$250

1 and tax due more than 90 days. So the total outstanding
2 amount of these accounts represent \$166,639 of
3 uncollected revenue. Each year the City reviews
4 delinquent refuse and sewer accounts and submits them to
5 the County of LA to place them on property tax bills for
6 collection. Full collection of these outstanding
7 charges remands utility customers, who are in good
8 standing, from having to subsidize the service delivery
9 cost of others.

10 The proposed 2020-year lien list contains
11 residential single family, multiunit apartment buildings
12 and commercial properties. The Customer Service
13 Division of the Finance Department has provided property
14 tenants delinquent utility bill to the effective
15 property owner, as well as hearing notices in both
16 English and Spanish. As in past years, the Finance
17 Department will work directly with property owners to
18 resolve issues concerning their delinquent accounts, the
19 hearing date and work with customers to resolve
20 delinquent accounts even after the lien has been
21 submitted to the County of Los Angeles. As of today,
22 the Finance Department has worked with 97 property
23 owners to have them removed from the lien and report any
24 additional property owners that would like to resolve
25 these issues.

1 MAYOR BUTTS: How many communications have you
2 received on that?

3 THE CLERK: None.

4 MAYOR BUTTS: Any person present (Inaudible) on
5 this matter? Operator, are there any callers on the
6 line who want to address Council?

7 THE MODERATOR: There is one caller. Caller
8 please go ahead.

9 UNIDENTIFIED SPEAKER: Okay. I don't know who
10 is on that list, but I find it odd that you guys tell
11 people during COVID 19, if they found out, that they
12 have three months of waiver for paying the fees, then
13 they will have six months to pay it, and then now you
14 want to put a lien on it when that period is not
15 expired. And then many did not even know about things,
16 because people did not know you were in session during
17 COVID 19 (Inaudible) when you guys went out, were gone,
18 closed and were told by other people that the City
19 Council was closed, that City Hall was closed, and that
20 they might expect to have a City Council meeting.

21 So for you guys to be doing this while,
22 ultimately, you know, collection of outdated -- I mean,
23 not outdated, past due bills is an important thing, but
24 to rate and have a public hearing, which in my opinion
25 cannot be done, notification, et cetera. And then to

1 just ignore people and raise the rates, then to -- we
2 got hit by COVID 19, give them three months to pay and
3 then six months to bring your account into -- from
4 arrears or whatever it is, and now you want to put liens
5 on people.

6 It is very, very odd; and very, very unfair to
7 handle something in that manner.

8 MAYOR BUTTS: Thank you. At this time the
9 public comment portion is now closed. Go ahead.

10 MR. FRANKLIN: (Inaudible) 8:58 how did you
11 guys include that thought process in this? The timing
12 of it is something you guys you must have talked about.

13 UNIDENTIFIED SPEAKER: Once the property owners
14 who have the bill for notifying, we have one on one with
15 the (Inaudible). We also, like we have in the past,
16 we've offered -- we've offered them to come in and work
17 with the Finance Department and even saw -- warranted or
18 requested some kind of payment -- payment process.
19 We've worked with that. As of today we have had 97
20 people.

21 MR. MORALES: Oh, correct. Thank you. I just
22 wanted to know that that department was available.
23 Thank you, ma'am.

24 MAYOR BUTTS: (Inaudible).

25 UNIDENTIFIED SPEAKER: The resident also made

1 concern about rates, to my knowledge, we did not raise
2 the rates.

3 MR. FRANKLIN: I just wanted to point that out.

4 MAYOR BUTTS: Council Padilla?

5 MR. PADILLA: For all the folks out there
6 watching on TV or listening or what have you, this is
7 not something, you know, please don't ignore it. Please
8 don't ignore the notice the City is going to bend over
9 backwards to work with each and everyone of you, and
10 they have already shown that by 97 folks being removed
11 from the liens. Because they're working with all of our
12 property owners that find themselves in, you know, a
13 tough situation to make the payment. We can help you
14 through this, but we can't do it if you don't reach out
15 to us.

16 So please do so. Please, if this a hardship,
17 please reach out to us so we can work with you. Thank
18 you.

19 MAYOR BUTTS: Approval. Go ahead.
20 Madam Clerk?

21 THE CLERK: Council Member Dotson?

22 MR. DOTSON: Aye.

23 THE CLERK: Padilla?

24 MR. PADILLA: Aye.

25 THE CLERK: Morales?

1 MR. MORALES: Aye.

2 THE CLERK: Franklin?

3 MR. FRANKLIN: Aye.

4 THE CLERK: Mayor Butts?

5 MAYOR BUTTS: Aye. Madam Clerk, what's the
6 next scheduled matter?

7 THE CLERK: The next scheduled matter in the
8 public hearing is to receive public input on the Draft
9 Fiscal Year 2020 through 2021 Annual Action Plan.

10 MAYOR BUTTS: Before we go further, I want to
11 direct the City Clerk to file the necessary documents
12 placing the delinquent refuse and sewer accounts of the
13 County of Los Angeles property tax rolls for PH-1, I
14 make a motion.

15 UNIDENTIFIED SPEAKER: Second.

16 MAYOR BUTTS: Madam Clerk?

17 THE CLERK: Councilman Dotson?

18 MR. DOTSON: Aye.

19 THE CLERK: Padilla.

20 MR. PADILLA: Aye.

21 THE CLERK: Morales?

22 MR. MORALES: Aye.

23 THE CLERK: Franklin?

24 MR. FRANKLIN: Aye.

25 THE CLERK: Mayor Butts?

1 MAYOR BUTTS: Aye. Has there been any
2 communication been received?

3 THE CLERK: No communications have been
4 received, Mayor.

5 MR. FIELDS: Staff in the video room will put
6 the up on the screen. Good afternoon, Mayor and City
7 Council. We're presenting the public hearing today for
8 the Annual Action Plan for the HUD fund CDBG Leadership
9 Community Development Block Grant and Home Partnership
10 Act Grant. And let's get started here. Here we go.

11 So the City receives these funds on an annual
12 basis over the last 30 years, 30-plus years, 40 years,
13 and they're used for a plethora of items to enhance the
14 City for the housing and community needs. In the past
15 we've done the summer camp, we've used the Housing Right
16 Center to assist landlords and citizens, tenants, with
17 their rental assistance needs. And currently we're
18 doing a Health and Rehab Project. So part of this
19 process is community input, if not at the meeting just
20 through e-mail or mail, which we also received.

21 Okay. So for this year, October 1st, we'll be
22 receiving from HUD 1.4 million dollars, and you can see
23 that Public Services, which are senior meals, summer
24 camp, things of that nature, we'll be receiving 211,000.
25 For administration of the program, we'll be receiving

1 281,000 and eligible activities, such as the Health and
2 Rehab Program that we spoke about and park facilities
3 that will be upgraded throughout the City. We'll be
4 coming out of that at 914,000. For the home funds,
5 we'll be using 99,000 to administrate that program.

6 CHDO will be used for feasibility settings on
7 affordable housing projects throughout the City, and
8 eligible costs will going towards rental assistance to
9 help people who are having a hard time during the COVID
10 crisis. These are two bar charts showing last year's
11 allocation versus this year's allocation, so there's a
12 slight increase in CDBG funds from this year to last
13 year to next year, and a slight increase in home funds
14 from this year to next year. We're carrying over
15 \$200,000 for the CDBG Program that we plan to use for
16 park improvement. We have 2.8 million that we're going
17 to use for affordable housing projects.

18 And, yeah, then we're going to do an ownership
19 program and a rental program along with our Residential
20 Rehab Program. Like I said, we received public comments
21 already through these surveys, which are in the report.

22 That's online. And we've received over 500
23 surveys, so we're very proud of that. And people have
24 until August 14th to make any comments about the Annual
25 Action Plan, which is online. And we'll begin using

1 these funds October 1st, so we ask for you to adopt the
2 plan so we can move forward.

3 And that concludes our presentation.

4 MAYOR BUTTS: Are there any persons present who
5 want to address (Inaudible) the matter. Seeing no one,
6 Operator, is there anyone on the line?

7 THE MODERATOR: I have one person on the line.

8 MAYOR BUTTS: Go ahead.

9 THE MODERATOR: Caller, go ahead.

10 UNIDENTIFIED SPEAKER: I would like to thank
11 the community for their report. I do have some
12 questions; however, because, first of all, more of that
13 money, I think, needs to go in the CDBG plan for
14 increased -- increased residential rehab because there
15 are many homes that need -- that are going to become,
16 like, 100 years old and they definitely need help. In
17 addition, this is something for the whole City as well
18 and administration, because there is poor communication
19 in City Outreach, social media, whatever terms you guys
20 are using, social media, whatever. Everybody is not
21 getting anything. I don't believe that I got that --
22 that survey or anything else like that.

23 And many people are still unaware. They have
24 not had ample time to respond, and they have not made
25 ample effort to reach people for many of the programs

1 for the City. I've been trying for 11 years to get
2 answers and I get very little, and response from the
3 administration. (Inaudible). The other programs are
4 probably as important as well, and -- but, oh, and the
5 resolution already written that you guys made is fine to
6 everything. You guys -- how does what I have to as a
7 citizen matter?

8 MAYOR BUTTS: Ma'am, what is your name and your
9 address?

10 UNIDENTIFIED SPEAKER: I don't want to give it
11 out publically. Why would you like to know?

12 MAYOR BUTTS: You said you're a citizen.

13 UNIDENTIFIED SPEAKER: Yes. I am a citizen,
14 and I've been in contact with you and all of the
15 Councilpersons many times, and I've been ignored and you
16 have not responded to writing, phone calls or anything
17 like that.

18 MAYOR BUTTS: Okay. Thank you. Okay. We'll
19 close public comment.

20 Is there a motion?

21 MR. FRANKLIN: Move Item 2.

22 MR. MORALES: Second.

23 MAYOR BUTTS: Madam Clerk?

24 THE CLERK: Council Members Dotson?

25 MR. DOTSON: Aye.

1 THE CLERK: Padilla?

2 MR. PADILLA: Aye.

3 THE CLERK: Morales?

4 MR. MORALES: Aye.

5 THE CLERK: Franklin?

6 MR. FRANKLIN: Aye.

7 THE CLERK: Mayor Butts?

8 MAYOR BUTTS: Aye. Madam Clerk, what is the
9 next scheduled matter.

10 THE CLERK: Mayor, the next scheduled matter to
11 be continued is a public hearing to consider the
12 adoption of a resolution amending Inglewood Municipal
13 Code, Chapter 8 and 12, including Zoning Code Amendment
14 2018-01 to establish short-term rental regulations and
15 short-term rental fees.

16 MAYOR BUTTS: The date of the public hearing is
17 July 28, 2020, at 2:00 p.m.

18 Madam Clerk, what's the next scheduled matter?

19 THE CLERK: Yes, Mayor. The next scheduled
20 matter is a public hearing to consider multiple actions
21 associated with Inglewood Basketball and Entertainment
22 Center Project that includes an arena intended to
23 promote the enjoyment and recreation of the public by
24 providing access to the City's residents in the form of
25 spectator sports, specifically basketball, with up

1 18,000 fixed seats to host National Basketball
2 Association games, and with up to 500 additional
3 temporary seats for other events such as family shows,
4 concerts, corporate and community events, and other
5 sporting events; an up to 85,000 square-foot team
6 practice and athletic training facility; up to 71,000
7 square feet of LA Clippers office space; an up to 25,000
8 square-foot sports medicine clinic; up to 63,000 square
9 feet of ancillary and related arena uses including
10 retail and dining; an outdoor plaza adjacent to the
11 arena; parking facilities; relocation of the City of
12 Inglewood groundwater well; and various circulation
13 infrastructure and other ancillary uses. The Project
14 will also include a limited-service hotel.

15 MAYOR BUTTS: Madam Clerk, has notice of the
16 hearing been given in the time form manner as required
17 by law, and do you have the affidavit on file?

18 THE CLERK: Yes. Notice has been given. The
19 affidavit is on file. The final agenda was posted on
20 the City's website and physically posted at the City
21 Hall as required by law.

22 MAYOR BUTTS: Have any communications been
23 received on this matter?

24 THE CLERK: Communications have prior to the
25 creation of the agenda book have been included in your

1 packet. There have been no communications received from
2 the time the agenda book was created to 8:00 a.m. this
3 morning. Lastly, any communications received after
4 today's 8:00 a.m. deadline through the close of this
5 public hearing, will be made a part of this official
6 record.

7 MAYOR BUTTS: Is there a staff report that has
8 been presented to Council? Received and filed staff
9 report (Inaudible).

10 MS. WILCOX: Good afternoon, Mayor and Council.
11 Before you today for your consideration is the
12 Environmental Impact Report and land use and entitlement
13 proposals for the development of the Inglewood
14 Basketball and Entertainment Center.

15 In August of 2017, the City executed an
16 exclusive negotiating agreement with Murphy's Bowl LLC
17 for the development for the National Basketball
18 Association Professional Basketball Arena and other
19 ancillary uses on the project site, which I will
20 describe in a moment.

21 Beginning in December 2017, the City
22 commissioned an in-depth Environmental Analysis of the
23 proposed project and associated entitlements. And on
24 June 17, 2020, the Planning Commission considered the
25 Environmental Analysis and associated entitlements which

1 are before you today and recommended the approval of
2 these actions.

3 Additionally, since the Planning Commission's
4 recommendation for approval on July 1st, the County of
5 Los Angeles Airport Land Use Commission reviewed the
6 Project and adopted the order and findings determining
7 that the Project is consistent with the Los Angeles
8 County Airport Land Use Plan. The Project site is
9 located near the intersection of Prairie and Century
10 just south of the Hollywood Park Development Site that
11 is currently under construction. The site is located
12 approximately one and a miles east of the 405 Freeway,
13 one mile north of the 105 Freeway and one and a half
14 miles south of the forthcoming Inglewood Downtown Metro
15 Station.

16 I apologize. I need -- the wrong presentation
17 is showing on the screen. I just need to switch it out
18 to the current one. Sorry about that, guys.

19 MAYOR BUTTS: Ms. Wilcox, so that we have a
20 complete record, would you start at whatever point you
21 felt there was a prior slide?

22 MS. WILCOX: Yes. I do apologize.

23 MAYOR BUTTS: That's no problem. No problem.
24 We just want an accurate record.

25 MS. WILCOX: Okay. The Project site is located

1 near the intersection of Prairie and Century just south
2 of the Hollywood Park Development Site that is currently
3 under construction. The site is located approximately
4 one and a half miles east of the 450 Freeway, one mile
5 north of the 105 Freeway and one and a half miles south
6 of the forthcoming Downtown Inglewood Metro Station.
7 The Project site is surrounded by a variety of
8 industrial, commercial and residential land use uses.

9 The subject site shown here in yellow is a
10 total of 28 acres and is comprised of four individual
11 sites. The two sites on the east and west end are each
12 five acres. The central site is 17 acres and the
13 adjacent small site to the southeast is 0.7 acres. As
14 can be seen in the aerial view, much of the site is
15 vacant. Approximately 23 of the 28 acres are vacant.

16 This map also highlights the vacant property in
17 green. Vacant land accounts for approximately
18 85 percent of the site. And the developed site are
19 shown in colors other than green and include a fast food
20 restaurant, a hotel, warehouse light manufacturing
21 facilities and a City groundwater well. These developed
22 properties and a small portion of the vacant land are
23 comprised of privately owned parcels on the project
24 site. The majority of project site, approximately
25 84 percent, is City or successor agency owned and the

1 remainder is privately owned.

2 The majority of the Project site is located in
3 the 65- to 70-decibel community noise equivalent, level
4 noise contours for the LAX flight path with a small
5 sliver of the Project site in the 70- to 75-decibel
6 contour. Many of the vacant or undeveloped parcels on
7 the Project site were acquired and cleared by the City
8 or successor agency between the mid-1980s and the early
9 2000s. This was done utilizing grants issued by the
10 Federal Aviation Administration that were aimed at
11 removing residential land uses, which were deemed
12 incompatible with the flight path overhead.

13 Since 1979 a number of steps have been taken by
14 the City to situate the properties for land uses more
15 compatible with the airport use of the flight path
16 overhead, including general plan, zoning, Specific Plan
17 amendments to allow more compatible land uses. So just
18 to delve into that a little bit more, this is the
19 general plan designation of the site highlighted in
20 yellow is commercial and industrial. This general plan
21 designation have been in place as far back as 1979. The
22 existing zoning shown here -- there are five different
23 zoning designations including M-1L, in light blue, which
24 is limited manufacturing. C2-A, which is airport
25 commercial, in the pink. P-1, parking, in gray. R-2,

1 limited multi-family in light tan. And R-3, residential
2 multi-family in the darker tan.

3 The zoning designation to the property is to
4 the west of Prairie were primarily established in 1961,
5 when that land was annexed to the City. And the land
6 east of Prairie was changed in 1979 from primarily
7 residential to an industrial designation. The zoning
8 was later amended in the 1980s to incorporate the
9 airport commercial zone along Prairie and Century.
10 Lastly, in 1993 the City established the Inglewood
11 International Business Park business plan, which
12 encompasses the area shown in blue on this slide.

13 So when the Specific Plan was adopted, it
14 established development standards and Design Guidelines
15 for the development of an industrial office park. Since
16 that time, such development has not occurred and the
17 vision of the Specific Plan was never built out.

18 Though the City took these legislative actions
19 and also considered multiple industrial or business park
20 development proposals for City land in the Project area,
21 only a limited amount of development has transpired in
22 the Project site area over the past 40 years. The
23 Project plan presents a unique, economic development
24 opportunity that allows the City to transform vacant and
25 underdeveloped parcels on the Project site into

1 productive, compatible land use following decades of
2 prior efforts.

3 Moving onto the project plan, the Project
4 sponsor, Murphy's Bowl LLC, proposes to develop an NBA
5 arena and ancillary facilities on the Project site.
6 These facilities would include an arena and team
7 practice facility, LA Clippers offices, sports medicine
8 clinic, ancillary and related arena uses, including
9 retail and dining, an outdoor plaza, parking facilities,
10 relocation of the City groundwater well, a limited
11 service hotel and associated circulation and
12 infrastructure improvement.

13 On the west parking garage site, would be
14 located approximately 3100 parking spaces in a six-story
15 parking garage, vehicle entrances and exits to the
16 garage would be on Prairie and Century, and development
17 of the west parking garage would require the vacating of
18 a portion of 101st Street. On the Central Arena site,
19 it would include development of an arena with up to
20 18,000 fixed seats 500 temporary seats, team practice
21 facilities, which would be up to 85,000 square feet,
22 LA Clippers offices, which would be up to 71,000 square
23 feet, the sports medicine clinic, which would be up to
24 25,000 square feet and up to 63,000 square feet of arena
25 uses, such as retail and dining. The outdoor plaza

1 would be located near the intersection of Prairie and
2 Century, and this -- the arena site would include 661
3 parking spaces.

4 And then the arena site would be connected to
5 the west parking garage with a pedestrian bridge over
6 Prairie. Development of the arena site would require
7 the vacation of a portion of 102nd Street. The City
8 groundwater well site shown here would be the new
9 location to replace the water well that's currently
10 located on the arena site. And lastly, the east
11 transportation and hotel site would include the
12 development of a motel with 100 to 150 guest rooms, 375
13 parking spaces for the Arena uses and a transportation
14 hub that would include pick up and drop off areas for
15 shuttles and rideshare companies.

16 To highlight the parking facilities to be
17 constructed as part of this project for the arena, this
18 lays out where the different parking allotments will be
19 located. The parking for the Inglewood Basketball and
20 Entertainment Center has been designed to meet Municipal
21 Code requirements with a few limited assumptions of
22 shared use of parking. The majority of spaces are
23 located in the west parking garage with 3100 and an
24 additional approximately 1000 dispersed between the
25 south and east parking garages. And that parking is

1 separate from the parking that would be provided for the
2 hotel. The east parking garage will also be the
3 location for the Project's transportation hub which will
4 include staging areas for shuttles, mini-buses and
5 rideshare companies.

6 As part of the Project's number of land use
7 entitlements and other entitlements that are proposed,
8 the first is a General Plan Amendment to the land use
9 circulation and safety elements of the general plan,
10 language would be added to the existing general plan
11 designations within the Project's site are commercial
12 and industrial. Most of the site is industrial with a
13 band of commercial designation along Prairie Avenue,
14 approximately 180 feet deep on the west side and
15 approximately 100 feet deep on the east side shown here
16 in red.

17 As part of the land use amendment, there will
18 be a map change to change the designations outside of
19 commercial properties to industrial. This would result
20 in approximately 2.7 acres of land located along Prairie
21 Avenue that will now have an industrial land use
22 designation instead of a commercial designation, and
23 that change is shown here. Again, this would be the old
24 and this would be the new.

25 With the circulation element, changes would be

1 made to reflect the changes to the public right-of-way
2 on 101st and 102nd Street as well as to reflect the
3 Sports and Entertainment Complex within the City. And
4 lastly, with the safety element, map updates would be
5 made to reflect the new water well location. And on
6 June 17, 2020, the Planning Commission recommended
7 approval of this General Plan Amendment.

8 The next entitlement, the Specific Plan
9 amendment, the Inglewood International Business Park
10 Specific Plan. The Specific Plan area shown here
11 highlighted in blue, as proposed language would be added
12 to the the items of the Specific Plan that excludes the
13 Project site from the Specific Plan such that the
14 policies and regulations would not apply to the Project
15 site if the site is developed as a proposed Sports and
16 Entertainment Complex. And also on June 17, 2020, the
17 Planning Commission recommended approval of the Specific
18 Plan amendment.

19 The next change would be amendments to the
20 Municipal Code outside of Chapter 12. These minor
21 modifications are necessary to comply with some of the
22 other zoning code amendments being made. In Chapter 2
23 changes -- modifications would be made to affirm and
24 ratify the City Council's prior determination pertaining
25 to procedures for disposition of City owned real

1 property. In Chapter 3, Motor Vehicles and Traffic,
2 changes would be made to conform with the General Plan
3 Amendment to reflect revised truck routes on 102nd
4 Street.

5 In Chapter 5 modification to applicable noise
6 regulations for construction and permitted events or
7 activities for the Sports and Entertainment Complex.
8 Chapter 10 modifications to allow implementation of the
9 comprehensive Transportation Demand Management Plan that
10 will be required as part of this project in lieu of the
11 Municipal Code and Traffic Demand Management Provision.
12 And lastly, Chapter 11, modifications to public
13 art regulations applicable to the Project to allow for
14 compliance for public art requirement through the
15 Development Agreement, rather than Municipal Code
16 requirement.

17 Next is a zone change. The proposed zone
18 change would serve two purposes. The first is to bring
19 zoning designations into conformance with the underlying
20 general plan designation. While the Project site has an
21 existing commercial industrial general designation, the
22 overlying zoning does not fully conform with these
23 designations. As much as the Project site is C2-A and
24 M1-L, which conforms, but 13 parcels have zoning
25 designations that do not conform with the underlying

1 general plan designation which do not allow residential
2 uses.

3 And these parcels shown here in the gray and
4 brown are P-1, R-3 and R-2 zoning. It is not unusual
5 for zoning to fall out of conformance with the
6 applicable general plan land use designations over time
7 as changes are made to the general plan and not always
8 made to the zoning concurrently. As such the zoning
9 P-1, R-3 and R-2 sites all vacant and City owned are
10 proposed to be changed to C2-A in order to conform with
11 the industrial and general plan designation.

12 This would rezone approximately two and a half
13 acres of C2-A. In addition to these conforming
14 modifications, the zone change would also establish a
15 Sports and Entertainment overlay zone for the Project
16 site. The associated zoning code amendment would
17 establish the regulations and development standards for
18 this overlay. And on June 17th, the Planning Commission
19 recommended approval of the zone change as well. And
20 this revised map shows the proposed zoning and outline
21 of the overlay.

22 Under the proposal, there would also be a
23 zoning code amendment. The new Sports and Entertainment
24 overlay zone would be created for the entire proposed
25 Project site. The overlay would include new regulations

1 pertaining specifically to the development of the
2 Basketball Arena and ancillary facilities included in
3 the developer's proposal, while keeping the underlying
4 zoning in place. Development standards established by
5 the overlay would include the following topic areas and
6 zoning regulations or would make reference to the
7 overlying guidelines.

8 Definitions and permitted uses would define
9 terms such as "Arena" and "Sports Entertainment
10 Complex." SE Overlay Review Process -- under the
11 overlay (Inaudible) conducted by the Economic and
12 Community Development Department Director or their
13 designee to confirm project conformance with the
14 Development Guidelines. And the determination of the
15 director can be appealed to the City Council. The
16 overlay would also include setback requirements and
17 range from zero to 35 feet. The overlay includes height
18 limitations, not to exceed 150 feet for the Arena and
19 the event structure and 100 feet for all other
20 supporting structures. And for the point of comparison,
21 the limit for the underlying zoning is 200 feet for
22 the M1-L portion and 75 feet for the C2-A portion.

23 The overlay also includes parking and loading
24 requirements. The parking and loading requirements
25 proposed an overlay that are equivalent to or greater

1 than the comparable parking requirement in the Inglewood
2 Municipal Code. These parking requirements would result
3 in parking as outlined before. The proposed parking
4 provided to the hotel is comparable to what is in the
5 zoning code. Signage would also be addressed in the
6 overlay. The overlay would specify prohibited signs,
7 but the majority of regulations would also be contained
8 in the Design Guidelines.

9 Also on June 17th the Planning Commission
10 recommended approval of the zoning code amendments. The
11 next is the Sports and Entertainment Complex development
12 guidelines, which includes provisions for implementation
13 and administration, Design Guidelines and infrastructure
14 plans. The implementation and administration portion
15 includes procedures related to the implementation and
16 administration of the SEC Development Guidelines. The
17 overarching review processes under the Design Guidelines
18 would be the SEC design review and SEC infrastructure
19 review.

20 These reviews would be conducted by the
21 economic and community director or Public Works director
22 or their designee. The SEC Development Guidelines
23 include project specific design guidelines for the site
24 in the following topic areas: Setback and design
25 features, which include requirement and guidelines

1 related to setback, size limitations for specific uses,
2 walls and fences and grading and drainage. Design
3 elements, which include requirements and guidelines
4 related to building, massing design, roof lines,
5 building materials, screening and pedestrian bridge
6 aesthetic requirements. Landscape elements: Related
7 design, plant material and irrigation. Signage and
8 graphics: Lighting and acoustics related to decorative
9 and security lighting, sound walls and other sound
10 attenuation features, circulation requirements and
11 guidelines to incorporate safe and efficient vehicle
12 access as well as guidelines for applying the SEC to
13 include successful, inviting and safe pedestrian
14 facilities, parking, guidelines related to facility
15 access and design, loading requirements, sustainability
16 and environmental sensitivity and design consideration
17 for specific uses. And the last would be the
18 infrastructure plan. And this component includes
19 departmental guidelines related to on-site and off-site
20 infrastructure component.

21 And on June 17th the Planning Commission
22 recommended approval of the Development Guidelines. And
23 the last entitlement is the Development Agreement
24 between Murphy's Bowl LLC and the City. The Development
25 Agreement would vest entitlement and establish community

1 benefits to be provided as part of the project. These
2 benefits include creation of jobs and workforce equity.
3 And a couple of examples from the Development Agreement
4 are minorities and disadvantaged business enterprises,
5 participation goals and job training for Inglewood
6 residents. Next is commitment to funding for affordable
7 housing and renter support. Examples being, affordable
8 housing and emergency support to Inglewood renters and
9 Anti-Eviction Services.

10 The next inclusion in the Development
11 Agreement, rehabilitation of the Inglewood Public
12 Library and the creation of a community center. Support
13 for Inglewood youth and education, such as through after
14 school tutoring for Inglewood students and college
15 scholarships for Inglewood students. Next is support
16 for Inglewood seniors, improve Inglewood parks and
17 community engagement and collaboration.

18 On June 17th the Planning Commission also
19 recommended approval of the Development Agreement. As
20 mentioned previously, the City commissioned preparation
21 of the Environmental Impact Report. The report studied
22 15 different environmental topic areas and had a very
23 in-depth and highly technical analysis behind the
24 determination. And 65 different event scenarios were
25 examined, and seven different alternatives were

1 considered five that were off-site.

2 As mentioned, the City's commenced preparation
3 of the EIR in 2017 when the City retained Environmental
4 Science Associates to begin preparation. In
5 February 2018, the Notice of Preparation of the EIR was
6 released with the City to collect feedback on the scope
7 of the Environmental Analysis to be prepared. And the
8 City also held an EIR scoping meeting in March 2018 to
9 collect additional feedback in person. On December 27,
10 2019, the City released a draft Environmental Impact
11 Report and comments on the draft report were collected
12 for 88 days, which is 43 days more than the required
13 45-day comment period. The final EIR was released on
14 June 3, 2020, and on June 17th, the Planning Commission
15 recommended certification of the EIR.

16 Within the Environmental Analysis, the traffic
17 studies conducted included analysis of 114
18 intersections, 65 different scenarios consisting of
19 different times of day, different days of the week and
20 different special events. 28 different street segments
21 were analyzed, and as part of the Traffic Analysis, it
22 was assumed that concurrent events could be occurring at
23 both the Forum up and the SoFi Stadium.

24 As a result from the Environmental Impact
25 Report, a number of significant impacts were determined,

1 some were mitigated, some were not fully mitigated. But
2 there are a number of transportation improvements that
3 came out of the Environmental Impact Report and impacts
4 were realized. This slide highlights some of the
5 transportation improvements. The first is contributions
6 towards the City's Intelligent Transportation System.
7 Some of these improvements would include Smart
8 Technology improvements to corridor signal timing, a
9 traffic command center on the Arena site, changeable
10 message signs and a Hospital Access Plan, targeted
11 street widening to allow for improved turning movement,
12 new turn lanes along Prairie and Century in the vicinity
13 of the Arena, crosswalk improvement on Prairie and
14 Century, signal improvement also Prairie and Century.
15 And event coverage management such as shuttle drop off
16 and event traffic control officers.

17 Those are some of the improvements to our local
18 streets. The Environmental Impact Report also resulted
19 in some improvements to be made to the freeways in the
20 area. In particular to the 405 and 105 improvements to
21 be made to improve flow on the main line as well as to
22 the on-ramps and off-ramps.

23 Staff has issued an Environmental Impact
24 Reports throughout our memorandum. As a result of the
25 City's review of public comments received, it was

1 decided to make minor revisions to some of the impact
2 report mitigation measures that were included in the
3 final report. The revisions included in the EIR errata
4 made changes that clarify and made more stringent the
5 requirement of several mitigating measures. The changes
6 contained in the EIR errata do not weaken or eliminate
7 any litigation requirement that were reflected in
8 Chapters 2 and 4 in the in final EIR. The mitigation
9 measures, as amended in this document, would not result
10 in the proposed project causing any new or substantially
11 more severe impacts compared to those described in the
12 EIR, and would not generate any new or substantially
13 more severe secondary impacts as a result of mitigation
14 measures.

15 The language has been included in the proposed
16 EIR certification resolution to incorporate these EIR
17 errata changes. As mentioned before, the draft EIR was
18 released -- for 88 days reflected comments on it. The
19 City received 142 written comments on the draft EIR, and
20 those are responded to in the final EIR. Additional
21 comments received after the draft EIR comment period
22 closed have been responded to in comments and responses
23 memo, which is attached to the City Council staff
24 report.

25 At this time I would like to pause for a moment

1 and have Whit Manley, Special Environmental Counsel from
2 Remy, Moose and Manley, make a comments. Mr. Manley has
3 been part of consulting team in the preparation of the
4 Environmental Impact Report.

5 MR. MANLEY: Mindy?

6 MS. WILCOX: Yes.

7 MR. MANLEY: Thank you. Mayor Butts, Members
8 of the Council. My name is Whit Manley. I'm an
9 attorney with the law firm Remy, Moose and Manley.
10 We're serving as the City's CEQA counsel in this matter.
11 I want to take a few moments address the EIR before you
12 today.

13 The EIR was prepared by Environmental Science
14 Associates. ESA is the same firm that led the
15 Environmental Analysis that was prepared for Golden 1
16 Arena in Sacramento, but also the Chase Arena in San
17 Francisco. ESA understands projects of this sort better
18 than any other consulting firm in the state. The
19 transportation analysis was prepared by Fehr and Peers,
20 the leading transportation consulting firm in the state.
21 Their expertise is unmatched.

22 And on top of that, City staff has been active
23 and engaged participants in the Environmental Review
24 Process errata, and their diligence on behalf of the
25 City has been very impressive to me. Taken as a whole,

1 no effort was spared in preparing this EIR, the draft
2 and final EIRs together are more than 2700 pages in
3 length, not including appendices. The Traffic Analysis
4 alone has more than 500 pages. Although, the EIR is
5 very detailed, it's also written in a very
6 straightforward, accessible style and it's easy to
7 navigate.

8 The nature of the CEQA process is that the lead
9 agency, in this case the City, puts forward its analysis
10 and other agencies and interested members of the public
11 are invited to weigh in. Again, the City took an
12 unusual approach in terms of reaching out to those who
13 commented to solicit their input and to responded to it.
14 So when the City received comments from other agency or
15 stakeholders on the draft EIR, the City called them up
16 and met with them and gained further input. And if you
17 look at the final EIR, you'll see that many of the
18 responses to comments reflect follow up meetings and
19 phone calls with commenters, including Caltrans, the Los
20 Angeles Department of Transportation, the South Coast
21 Air Quality Management District, the National Resources
22 Defence Counsel and many others.

23 And as you'll see, based on those meetings and
24 those phone calls, the City responded to the commenters
25 proposals by incorporating their recommendations into

1 the project. Now, despite these efforts, the City has
2 received critical comments from a couple of people who
3 own property in the area or the lawyers who represent
4 them. These people did not participate in the CEQA
5 process. Instead, they have submitted critical comments
6 at the last moment. The tactics are unfortunate. They
7 are not trying to make the project better, they are
8 simply trying to use the CEQA process to obstruct
9 things. That is, unfortunately, the nature of the beast
10 and the nature of the process. And, in fact, those
11 tactics have continued. At 1:55 p.m. today, the City
12 was e-mailed a 27-page comment letter from someone who
13 had not participated in the draft EIR comment process.
14 That's the way it goes.

15 But I do want to respond to a few of the
16 comments that have been made. First, the claim is made
17 that the City is engaged in a cursory analysis of the
18 project and in response, I simply invite you to look at
19 the EIR itself. The word "cursory" would not describe
20 that EIR. It's very detailed. Second, the claim is
21 made that the public has somehow been excluded from the
22 process. That claim is not correct. The Environmental
23 Review Process here has been unusually transparent every
24 step of the way. In fact, the City entire record,
25 including the EIR, have all been posted to a dedicated

1 website accessible to all. And as many mentioned, the
2 City provides a comment period twice the required
3 length.

4 Third, the claim is made that the project is
5 somehow getting a free pass. That claim is not correct.
6 The project was subject to a list of mitigation
7 measures, conditions and approval of design guidelines.
8 And the benefits packet and the Development Agreement is
9 by any measure impressive. As consultants for the City,
10 our job is to review the comments as they come in to
11 make sure whether they raise issues already addressed or
12 whether further analysis is required. In this case, we
13 conclude that the last minute comments that raise issues
14 that have already been addressed by City staff
15 consultants.

16 For example, the City received a late comment
17 raising questions about the mitigation measures proposed
18 to address the Project's greenhouse gas emissions based
19 on a new court case that just came out of San Diego just
20 a month ago. Most of the Project's mitigation measures
21 for these emissions are local, and will benefit the City
22 residents. And that's quite unusual. Applicant can
23 also acquire emission offset for the No Net New
24 Greenhouse Gas Emissions will occur as a result of the
25 Project. Working with our consultants with the City in

1 the errata revised this mitigation measure to make sure
2 that if the Applicant relies on offset and the offset
3 must meet the stringent standards established by the
4 California Air Resources Board. This is the most
5 rigorous mitigation effort I have ever seen addressing
6 these sorts of emissions.

7 The same approach is reflected throughout the
8 EIR and throughout the record. If the City has received
9 comments. It has worked very hard with the consultants
10 to try to make the Project better. That is exactly the
11 way the CEQA Process is supposed to work. We are going
12 through the 27-page letter that just came on the literal
13 eve of the City Council's hearing. If we have any
14 further comments to address, based on that letter, we
15 will do so after the close of the comment period, but in
16 the meantime if the Council has any questions about the
17 process or the analysis, we would be happy to address
18 them. Thank you for your attention. And thank you very
19 much, Mindy.

20 MS. WILCOX: Thank you, Whit. So lastly I
21 would just like to go through the recommendations at
22 this time. First is the recommendation to adopt the
23 resolution certifying that the Environmental Impact
24 Report and the associated environmental documents. The
25 next recommendation to adopt the resolution approving

1 General Plan Amendment 2020-003. The next
2 recommendation to adopt the resolution approving
3 Specific Plan Amendment number 2020-001. The next
4 recommendation is to adopt the ordinance approving zone
5 change number 2020-001. Adopt -- next is adopt an
6 ordinance approving Zoning Code Amendments number
7 2020-002.

8 Next is recommendation to adopt an ordinance to
9 amend Inglewood Municipal Code Chapters 2, 3, 5, 10 and
10 11. Next is a recommendation to adopt a resolution
11 approving the Sports and Entertainment Complex Design
12 Guidelines and Infrastructure plan. And lastly, a
13 recommendation to adopt an ordinance approving a
14 Development Agreement between Murphy's Bowl LLC and the
15 City.

16 This concludes staff's presentation and are
17 available to address any questions. And please be
18 advised that the City's EIR consulting team is available
19 for any questions you may have as well. This includes
20 Brian Boxer of Environmental Planning Associates, the
21 City's CEQA consultants, Whit Manley, Special
22 Environmental Counsel to the City and Royce Jones of
23 Kane, Ballmer, Berkman, Special Counsel to the City.

24 Thank you.

25 MAYOR BUTTS: Is there going to be a

1 presentation by the Applicant?

2 MS. WILCOX: Just one clarification on the
3 recommendation for the ordinances, the recommendation
4 would be to introduce, not adopt at this time.

5 MAYOR BUTTS: Does that end the presentation?

6 MS. WILCOX: Huh?

7 MAYOR BUTTS: Does that end the presentation?

8 MS. WILCOX: Yeah. It ends staff's
9 presentation, just for clarification.

10 MAYOR BUTTS: Okay. So we'll ask the City
11 attorney if there are any comments by the Applicant. Is
12 now the time for comment, or would they do so in public
13 comment?

14 UNIDENTIFIED SPEAKER: The Applicant can
15 provide it at the discretion of the City Council.

16 MAYOR BUTTS: All right. We'll let them do it
17 at the beginning of public comment. We're going to take
18 a five-minute recess.

19 (Recess.)

20 MAYOR BUTTS: Okay. We'll call the meeting
21 back to order. Any Applicant comments?

22 MR. MC CALLUM: My name is Gerard McCallum,
23 Wilson Meany, Development Manager, representing Murphy's
24 Bowl and the Inglewood Basketball and Entertainment
25 Center.

1 I have worked with many of you for the past 20
2 years, starting with a small project on the corner of
3 Florence and Inglewood Avenue, and a not so small
4 project on the corner of Manchester and Prairie. Well,
5 20 years later and a few projects later, you know who
6 you are. Our commitment to process, our commitment to
7 community and our commitment to excellence. I want to
8 thank the City staff: Chris Jackson, Mindy Wilcox,
9 Fred Jackson, Lewis Atwell, and countless others,
10 including Yakema Decatur, and the City's legal
11 representation, spearheaded by Royce Jones, for the
12 countless hours you have put in in challenging us to
13 develop a project that we all can be proud of. Proud
14 from a standpoint of the sustainability, architectural
15 integrity and community inclusion.

16 These projects are iconic. They are designed
17 by the best architects and engineers in the world.
18 There isn't anything like this in Inglewood or in
19 Los Angeles or the State of California or New York or
20 the United States or the world. They represent
21 excellence and they represent Inglewood. Correction,
22 the beautiful City of Inglewood. I'm going to stop
23 talking and turn this portion of the presentation to,
24 what we hope, if the project is approved, will be your
25 new neighbors. Staff, roll the tape.

1 (Video played.)

2 MR. HAWLEY: What would it mean for
3 professional basketball to return to Inglewood?
4 Excitement, fun and pride.

5 MR. BALLMER: Hi. I'm Steve Ballmer, and I
6 can't tell you how absolutely thrilled I am to be
7 presenting to you today -- we're so excited to get our
8 new Arena Project across the finish line in Inglewood.
9 And we hope we've really done a job that you can be
10 proud of too. I want to thank Mayor Butts, the Members
11 of the Inglewood City Council and all the City staff who
12 worked very hard to vet this project, demand that it
13 meets high environmental standards, and ensures it will
14 be a positive contributor of what's going on here in the
15 City of Inglewood.

16 We're excited for the LA Clippers to have a
17 home of our own right here in Southern California and
18 even more excited to have a house right here in
19 Inglewood. The Clippers and Inglewood have a common
20 bond that at various times both the team and the City
21 have been seen as underdogs, and even counted out by the
22 critics.

23 Well, that's not right for Inglewood and it's
24 sure not right now for the Clippers. We do share,
25 though, a similar heart. A heart that's made up of

1 character, of grit, of creativity and a commitment to
2 community. In addition to building our home court our
3 practice facility, a number of nice plaza buildings, our
4 corporate offices, we have also agreed to, at the
5 request of the City, community benefits of 100 million
6 dollars. That includes 75 million to support affordable
7 housing, five million to support first time home buyers
8 and 20 million supporting youth and family programs.

9 I want to boldly tell you our vision for this
10 Arena. We want to simply make the it the single,
11 greatest place in the world for basketball. A
12 basketball palace with no peer. We want to make sure
13 that we are giving back to our community and to be great
14 citizens here in Inglewood, and we wanted a place that
15 feels comfortable and it's cared for and inspires all
16 members of the Clippers community and the broader
17 Inglewood community to do their very best.

18 Today's vote is a big milestone for our
19 Project. We look forward to celebrating the achievement
20 in person, breaking ground on the Project and by 2024
21 tipping off and getting ready for the first Clippers
22 game in the City of Inglewood. I appreciate your time.
23 I appreciate your consideration. Hope everything is to
24 your liking and I got to say, since we're right about
25 playoff time, Go Clips.

1 MS. ZUCKER: I've had the opportunity to get to
2 know many of you over the last few years, but for those
3 of us who have not met, I'm Gillian Zucker, and I'm the
4 president of this business operations for the LA
5 Clippers. I've been so impressed and truly inspired by
6 the Inglewood community from the Chamber of Commerce to
7 the religious community, the small businesses and
8 family. Everyone made us feel so welcome. That feeling
9 of inclusion is just one of many reasons we are proud to
10 bring the Clippers Organization to the City of
11 Inglewood.

12 As you know, this project is about so much more
13 than just an Arena. When the Project opens in 2024, it
14 will be home to our practice facility as well as our
15 corporate offices. That means not just during the
16 season, but year round our staff and coaches and, yes,
17 even a few of our players, will make Inglewood our
18 workplace home base. For the Clippers, this is an
19 incredible opportunity to build a world-class campus for
20 our team, staff and especially for our fans.

21 And I can promise you after countless hours
22 researching, brainstorming and sketching with the team
23 of experts in this arena development the facility
24 promises to be unlike any other: Immersive tech
25 forward, environmentally friendly, but most of all fun,

1 loud and engaging in ways to create a true home court
2 advantage. We've tried to bring multiple championships
3 to the City of Inglewood.

4 We recognize the facility is an opportunity for
5 Inglewood too. We are bringing an economic engine to
6 the City, creating jobs, helping small business and
7 boosting the tax base. We are committed to that effort.
8 Our project includes a 30 percent local hire goals for
9 construction jobs and 35 percent local hire goal for
10 permanent, operational jobs. So thank you. Thank you
11 for supporting this Project. Thank you for welcoming us
12 to your City. We truly cannot wait to call Inglewood
13 our home.

14 MR. WEST: Jerry West. When I left Inglewood
15 after many years of being a player and executive, it was
16 the sorriest day of my life. The City's loyalty and
17 dedication to the team that was there was enormous. It
18 was a loss for me to leave Inglewood. And to everyone
19 who is so interested in this Arena being built, Steve
20 Ballmer is the best owner, maybe, in all of sports. He
21 will bring more to this City than a team. He is
22 committed to the City of Inglewood.

23 MR. MC CALLUM: Now, transitioning to our
24 journey that has brought us to this point, we believe
25 that he processing of the Inglewood Basketball and

1 Entertainment Center Environmental Impact Report was the
2 most thorough and transparent endeavor taken upon by the
3 City of Inglewood. It produced one of the comprehensive
4 and conservative Environmental Impact Reports. Without
5 a doubt, it's the most comprehensive in depth EIR
6 prepared in the City of Inglewood. The scope, degree
7 and depth go beyond an urban in-fill project. Thousands
8 of pages of analysis were provided, 15 different
9 environmental area settings, 65 different scenarios,
10 including seven alternatives with five off-site.

11 This Project is designed to meet LEED Gold
12 standard. It will be a first in the City of Inglewood.
13 That means we will exceed Title 24 energy efficiency
14 requirements by at least 10 percent. Water savings of a
15 building of this size over 40 percent. And ZERO-Waste
16 Program with recycling and composting as part of our
17 program. Maximizing the potential value of local
18 environments to provide free cooling. We live in the in
19 City of Inglewood microclimate that's ideal to be able
20 to use that climate to cool the building. Visitor
21 Education Program to advocate for sustainability and
22 environmental responsibility and the use of local and
23 recycled materials.

24 Additionally, we will conduct a clean
25 construction process. What that means is the use of

1 energy efficient equipment, transferring where ever
2 possible from non-diesel equipment to electrical and
3 alternative fuel vehicles. Using, if available,
4 net-zero or zero emission haul trucks, if available.
5 Limited work hours to limit our idling times. And then
6 finally, we will be providing the City with consultant
7 support to make sure our process remains clean.

8 In addition to this, the Fiscal Impact Report
9 provided by both the City and our consultants estimates
10 that the Project should generate over \$148 million net
11 new tax revenue. This is exciting because the property
12 right now generates zero in tax revenues. In addition
13 to that, over \$200 million in annual economic activity
14 for Inglewood via NBA basketball games and community
15 events. And finally over the construction phase, over
16 \$400 million in wages will be generated.

17 Other direct benefits. We went over zero-net
18 greenhouse gas emissions. We will be generating on-site
19 over a million kilowatt hours of electricity using solar
20 panels on rooftops. 40 percent water savings, as we
21 mentioned before. We'll also be planting a 1000 trees
22 in the City of Inglewood to increase the green canopy.
23 In addition, over 330 on-site EV Chargers will be in our
24 parking garages and parking sites. We will also be
25 providing the citizens of Inglewood the opportunity for

1 a rebate program to change over to add EV Chargers to
2 their home as the vehicle fleet changes from gas to
3 electric. And then finally, assisting the City with its
4 Municipal Fleet by replacing Fleet vehicles.

5 On the community side, over 7000 union
6 construction jobs will be generated by this Project.
7 30 percent of those will be earmarked for local
8 residents. And over 1500 jobs will be developed
9 post-construction with over 35 percent of those
10 earmarked for Inglewood residents. I also want to say
11 that during the construction project, 30 percent of our
12 construction contract will be earmarked for local
13 minority and disadvantaged businesses.

14 And we've always said, the Clippers Arena in
15 Inglewood is bigger than sports. It's about jobs and
16 economic equity. To that point, this Project will
17 generate over 100 million dollars in community benefits.
18 That's an extraordinary amount of money. No other
19 project that we can think of in the United States has
20 ever come close to this amount of community benefits.
21 Of the 100 million dollars, over \$80 million will be
22 dedicated to affordable housing and renter support.
23 This will provide assistance for a first-time home
24 buyers program, emergency support funds and
25 anti-eviction services for Inglewood residents,

1 acquisition, preservation and development of affordable
2 housing. It will allow for capacity-building for local
3 run nonprofits focusing on expanding housing
4 opportunities.

5 20\$ million will be dedicated for education,
6 youth and community programs. The creation of a new
7 community center with rehabilitation of the main library
8 at the heart of it, after-school tutoring for Inglewood
9 students, youth innovation design camps, keeping
10 Inglewood students in school initiative and programming,
11 college scholarships and opening pathways to college for
12 Inglewood students are also part of this Program. And
13 one of my favorites ones of the day, senior center
14 funding and programming.

15 Finally, our commitment to community engagement
16 and collaboration. Once the Arena has been constructed,
17 we will allow charitable causes to be a part of our
18 process giving access to community groups for NBA games
19 and plaza programming in the area.

20 And finally, our support over our three-year
21 period we have gathered quite a few supporters, hundreds
22 of people have signed up, have been a part of this
23 journey, have been with us through our initiation
24 process. And we thank all those supporters in the
25 Inglewood community as well as local businesses. These

1 are a few of the 4- or 500 people that have signed up to
2 support this Project.

3 And finally to our biggest supporter of all,
4 Mr. Willie Agee, who passed a few months ago from
5 COVID 19. He was one of our biggest supporters, and to
6 that we say thank you Mr. Agee.

7 With that, we'll turn back to the City
8 moderator and make ourselves available for questions.
9 Thank you.

10 MAYOR BUTTS: Before we go to public comment.
11 My question is: The Project was vetted through the
12 California Air Resources Board; is that correct?

13 MR. MC CALLUM: That's correct.

14 MAYOR BUTTS: It was forwarded to the Governor;
15 is that correct?

16 MR. MC CALLUM: That's correct.

17 MAYOR BUTTS: With that, we're going to open
18 public comment.

19 MS. BROWN: Mayor, before we open, I just want
20 to say, a quorum is present.

21 MAYOR BUTTS: Ms. Brown --

22 MS. BROWN: I have a comment.

23 MAYOR BUTTS: You are not called upon yet.
24 Please have a seat.

25 MS. BROWN: I'm sorry. I can't understand you.

1 MAYOR BUTTS: Please have a seat.

2 MS. BROWN: When is public comment?

3 MAYOR BUTTS: Please have a seat. Operator,
4 are there any callers on the line?

5 THE MODERATOR: I have one caller. Caller,
6 please state your name and question.

7 MR. GASSKILL: Good afternoon, Mayor Butts, and
8 good afternoon to the Members of the Inglewood City
9 Council. My name is Robert Gaskill, and I am proud to
10 speak to you today about the Inglewood Basketball and
11 Entertainment Center Project. For more than two
12 decades, I have been in the transportation business. My
13 company MOTEV is dedicated to the environmental
14 transportation solutions, and we work every day to make
15 sure that we are not only environmentally responsible,
16 but that we are also environmental leaders.

17 We are passionate about the environment,
18 community and progress, which is why we're passionate
19 about the Clippers Arena Project. This Project will be
20 LEED Gold certified and it will be become one of the
21 most environmentally friendly, energy efficient sports
22 venues in the country, the entire country.
23 Sustainability is at the heart of this design. The
24 Project creators and environmental experts produced one
25 of the most expensive environmental reviews ever

1 conducted on a project and the result will be a positive
2 game changer. The Clippers sustainability improvements
3 include some of the most extensive ever seen, including
4 new electric vehicle charging stations for residents,
5 net zero greenhouse gas emissions and the planting of
6 1000 new trees. We especially like that idea, the
7 planting of new trees.

8 It's an extraordinary project. It is truly
9 world class and Steve Ballmer's commitment to our
10 community is unparalleled. (Inaudible) the new home of
11 the Clippers and he enthusiastically support the
12 Project. Thank you for your time.

13 MAYOR BUTTS: Thank you. Operator, any other
14 persons for the public hearing.

15 THE MODERATOR: Yes. We do have a caller.
16 Caller please state your name and question.

17 UNIDENTIFIED SPEAKER: I'm a resident and I
18 consider myself a stakeholder. And just for starters,
19 regarding the attorney's response about people not being
20 notified. Part of that is, and I'm not a party to that
21 letter he received. A part of that is that we don't get
22 notification (Inaudible) is what you -- and there --
23 instead of trying know what's going on, and that we can
24 actually have impact. I'm sure that the stadium is
25 clearly going to be built. I expect it to be beautiful

1 and its surrounding area to be improved. You guys talk
2 about broader community. There are those of us who live
3 in other parts of the community (Inaudible) not having
4 any improvement. (Inaudible) I would like to call on
5 the Clippers that, (Inaudible) maybe have an even
6 tighter relationship to help improve the overall City
7 (Inaudible) and maybe put some emphasis in there
8 (Inaudible).

9 I am concerned about the traffic impact. And
10 also the Clippers can direct some of the funds to
11 long-term residents and homeowner because all of
12 initiatives that come out are for the homeless, they're
13 for the renters. They are never for the homeowners. I
14 think it is great that this is a LEED Gold certified
15 project (Inaudible) at the outer rim and -- really great
16 and be really creative and just actually reduce the
17 emissions instead of buying the offsets.

18 I am concerned tax breaks. I would like to
19 know when will citizens actually start seeing the
20 benefits and start seeing the revenue. (Inaudible) I
21 think children are very important and they need to be
22 given all access and benefits, absolutely. I would like
23 to see parking discounts, maybe ticket discounts for
24 residents, and tours of the facilities. We don't know
25 if there's ever anything going on, in particular tax

1 breaks. I'd like someone please to talk about the
2 opportunity zones, (Inaudible) I understand are part of
3 the opportunity zones. I understand are part of the
4 (Inaudible) and there is no capital gains tax and how
5 that is going to be benefitting the City (Inaudible) and
6 if that is being offset by good parking for citizens who
7 may be able to afford to go to games or something like
8 that. I don't know.

9 MAYOR BUTTS: Thank you, caller. Operator, are
10 there any other callers?

11 THE MODERATOR: There's two on the line. One
12 moment. Caller, please state your name and comment.

13 MR. ROSALES: Good afternoon, Mr. Mayor and
14 Members of Inglewood Council. My name is Ricardo
15 Rosales, and I'm the Director of Midnight Mission's Home
16 Life Family Living Program here in Inglewood. This is
17 such an important issue and I appreciate the opportunity
18 to speak today. This item is much more than basketball,
19 it's about lives, jobs, affordable housing and the
20 quality of life. This year we celebrate 25 years in
21 Inglewood. I know firsthand the challenge of finding
22 affordable housing in California. I deal with it every
23 day. As a matter of fact, we try to talk to some of our
24 families (Inaudible), that they can afford it.

25 Affordable housing is a real game changer here

1 in Inglewood. (Inaudible) But this Project provides
2 that. (Inaudible) The Clippers are proposing a unique
3 unprecedented game changer in our community. Among
4 other things, they're creating a \$75 million (Inaudible)
5 It's unheard of in our community. These programs help
6 our families a real shot at achieving their dreams.
7 There's also a commitment for an additional 5 million
8 dollars for renter assistance and new home buyers
9 assistance. It's a first in our community.

10 Mr. Ballmer, the Clippers owner, is not a
11 newcomer to this type of giving by the way. Over the
12 last three years alone, Mr. Ballmer has given over 300
13 million dollars to help fight poverty. He runs the most
14 philanthropic sports team in America. And I could not
15 be more excited to have them as our new neighbor.
16 Please vote for basketball -- opportunity of a lifetime
17 for our community. Thank you very much.

18 MAYOR BUTTS: Thank you. Ms. Brown, if you
19 have a comment, go ahead.

20 MS. BROWN: I certainly want to thank
21 Mindy Wilcox our Planning Manager for the excellent,
22 thorough presentation. Thank you, Mindy. And
23 Christopher Jackson, who is the economic and development
24 director. Christopher, thank you for your hard work on
25 the Project. I am very appreciative of your work. I

1 want to thank Steve Ballmer for his Clippers Basketball
2 Arena. It's a huge plus, plus-plus for our City with
3 regards to the 80 million dollars that's been pledged
4 for affordable housing, it is much needed. Mr. Ballmer,
5 I want to thank you for that as well as that you have
6 authorized for education reform.

7 And also the jobs. Thank you for that. With
8 regards to rental assistance also here, the City is very
9 appreciative of that. All of this is going to be a
10 tremendous benefit for residents of Inglewood. We're
11 looking so forward to this Project starting and all the
12 jobs that are going to be produced. And, again, we are
13 especially very appreciative of your very generous
14 community support to the City of Inglewood.

15 MAYOR BUTTS: Operator, is there any other
16 callers on the line?

17 THE MODERATOR: We do have there more callers.
18 Caller, please state your name and comment.

19 MR. SILVERSTEIN: Thank you. Honorable Mayor
20 and City Council. My name is Robert Silverstein. I
21 represent Kenneth and Dawn Baines, proud owners of the
22 property located at 10212 South Prairie. Let the record
23 reflect that prior to this hearing, we submitted an
24 objection letter (Inaudible) 27 pages and several
25 exhibits. First, the AB-987 process is

1 unconstitutional. We put you on notice of that again.
2 Second, We object to all actions including the Final EIR
3 and Development Agreement for approval today. They
4 violate CEQA's mandate and other laws as discussed in
5 our many objection letters.

6 We are concerned that the law has not been
7 followed. In addition, your moot moved errata are not
8 proper. Finally, regarding the unnecessary and
9 inaccurate ad hominem attacks from your CEQA council.
10 Remember, you seek to take property. If you think that
11 stakeholders (Inaudible) demolish (Inaudible), then you
12 apparently think the Constitution does not apply in
13 Inglewood, but the Constitution does apply. Thank you.

14 MAYOR BUTTS: Thank you, caller. Operator, are
15 there any more callers?

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

18 MS. GUNYARD: Hello?

19 MAYOR BUTTS: Go ahead, ma'am.

20 MS. GUNYARD: Good afternoon Mayor Butts and
21 Members of the City Council. My name is Halimah Gunyard
22 and I'm the president of the Inglewood Chamber of
23 Commerce. I'm a 25-year resident of the beautiful City
24 of Inglewood, as Mr. Agee would say. I'm a strong
25 supporter of the Inglewood Basketball and Entertainment

1 Center. (Inaudible) -- number of projects, including
2 the -- (Inaudible). I've seen their passion. I've seen
3 their commitment. This is a big day for Inglewood. I
4 respectfully ask that you approve the Inglewood
5 Basketball and Entertainment Center. Thank you so much.

6 MAYOR BUTTS: Thank you. Operator, is there
7 any other calls.

8 THE MODERATOR: I have a last caller. Caller,
9 please state your name and comment.

10 UNIDENTIFIED SPEAKER: I'm lifetime resident.
11 I'm a (Inaudible) to get to this point. They have
12 collaborated the proposed Arena (Inaudible) part that
13 let me the -- the published -- this is affordable
14 housing (Inaudible) For those reasons and many more, I
15 would ask you to approve the Inglewood Basketball and
16 Entertainment Center. Thank you, Mayor and City
17 Council.

18 MAYOR BUTTS: Operator, are there any other
19 callers on the line?

20 THE MODERATOR: Caller, please state your name
21 and comment.

22 MR. MARTIN: Thank you, Mayor Butts and Members
23 of the City Council. This is Christian Martin, and I'm
24 proud to live and work in the City of Inglewood. My
25 family owns and runs Fiesta Martin Mexican Grill and

1 we're all supporters of the new Clippers Arena Project.
2 Inglewood is the perfect location for the new Clippers
3 Arena. I can't wait. As a business owner, I know this
4 would be an important economic stimulus for my
5 generation and the next, helping to create quality jobs
6 for our community, and we need this now more than ever.
7 The economic crisis is hitting our small businesses
8 hard. So we're looking forward to the economic activity
9 this Project will bring to our community and our
10 neighbors.

11 Speaking of neighbor, Mr. Ballmer, it looks
12 like you'll be the best neighbor we can imagine. You've
13 already committed 100 million dollars of support for
14 affordable housing, renter assistance program, youth
15 program, college scholarships and senior services. And
16 I know he (Inaudible) and parking as well, while
17 protecting the environment. I've been a supporter since
18 the beginning, and I'm exciting that today we're finally
19 having a vote. I respectfully ask you to support the
20 Basketball Arena Project. Thank you.

21 MAYOR BUTTS: Operator, any other callers on
22 the line?

23 THE MODERATOR: At this time, there are no more
24 callers.

25 MAYOR BUTTS: Are there any public speakers in

1 Community Room A that wish to comment?

2 UNIDENTIFIED SPEAKER: Hi, Everyone.

3 MAYOR BUTTS: We see you.

4 UNIDENTIFIED SPEAKER: Okay. Cool. Hi,
5 Everyone. My name is Anthony. I am a resident of
6 Inglewood. I've lived here my entire life. I'm -- I
7 just wanted to basically thank Council and the City for
8 everything that's been going on. I just wanted to say a
9 story. I remember as a kid growing up here and seeing a
10 lot of dilapidated signs and I would pass by the Forum
11 pretty frequently, and it was still blue, and nothing
12 was going on there. And it made me sad. I remember
13 passing by day after day and wanting to see my favorite
14 musicians perform there. When the Fabulous Forum was
15 reintroduced, I naturally got very excited and when the
16 SoFi Stadium was introduced or announced, I was also
17 very, very excited. I always saw that sign that said
18 "City of Champions," but as a child, I never really felt
19 that. And it wasn't until seeing these revitalizations
20 that I felt that I could be a part of that champion
21 label. With the introduction of the Clippers Stadium, I
22 feel even closer to that label. I am a budding musician
23 and it is my ambition to eventually play in these
24 arenas, in these stadiums. And I just want to thank the
25 Council and everyone for inspiration, really leading me,

1 and not just me, but others, to aspire to the label of
2 champion.

3 MAYOR BUTTS: Thank you. Are there any other
4 persons in Community Room A?

5 UNIDENTIFIED SPEAKER: Hello Mayor and Council
6 Members. I have a few questions. I am a long-time
7 community member and resident of District 3, where the
8 new Clippers Stadium is going to be built around. I
9 have a few questions for the Mayor. What will you do to
10 protect and make sure the residents of District 3 are
11 not displaced by not only infrastructure, but by
12 financial disparities? You say 85 percent of the land
13 planned to be used for this Project is vacant and
14 privately owned. But what about the 15 percent of
15 residents that long loyal Inglewood residents, do they
16 not have a say in what happens to their community? You
17 say that five acres of vacant land is planned to be
18 used, but I don't believe that is big enough for your
19 farfetched industrial dreams. I think you are going to
20 want to need more, and that you are going to force more
21 businesses to close down and overtake that land.

22 And you say that you plan to use 20 million
23 dollars to go into public social services, but I think
24 you plan to use that 20 million dollars for a specific
25 target. But how are you going to make sure that

1 (Inaudible) demographics -- do you use this money for
2 benefits that remain the same? And what percentage of
3 revenue will you take off of the Clippers Stadium that
4 they make, so this money can go to Inglewood?

5 (Inaudible) thank you.

6 MAYOR BUTTS: Thank you, sir. Operator, any
7 there any other public comments on the line?

8 THE MODERATOR: We do have one commenter on the
9 line.

10 MAYOR BUTTS: Please go ahead.

11 THE MODERATOR: Please state your name and
12 comment.

13 MS. LAWSON: Finally, this is Trena Lawson.
14 Can you hear me okay? Good afternoon, Mayor Butts and
15 City Council. This is Trena Lawson and I just wanted to
16 voice my support on behalf of children and students of
17 the City of Inglewood. I have been a (Inaudible) to the
18 church and also been a business owner, a community
19 leader in Inglewood for over 30 years. And I just want
20 to make sure that (Inaudible) children. As an educator
21 I have taught children for years and I represent the
22 families, and we have to think long-term. It's not just
23 about basketball. It's about the future of our kids.
24 Where are they going to go to work 10, 15, 20 years from
25 now?

1 Mr. Ballmer is going to give 100 million
2 dollars to our community, but we understand that that is
3 there. It's vital and important to us to consider where
4 our children want to work, live. This is a great perk
5 for the economy of Inglewood. It's great for parents.
6 This is about our leadership of tomorrow. I wanted to
7 voice that concern and say that I support the Clippers
8 Stadium in Inglewood. Thank you so much.

9 MAYOR BUTTS: Thank you. Operator, are any
10 other calls on the line.

11 THE MODERATOR: At this time, there are no more
12 callers.

13 MAYOR BUTTS: All right. With that, we're
14 going to close public comment. I want to make a couple
15 points of clarifications. First of all, the arena is
16 scheduled to be built in District 4, not District 3.
17 Secondly, there has been no condemnation of either
18 residential property or church property in this process.
19 And there has been no City revenues that have been
20 pledged to the construction of the private portions of
21 this project. And I just want to make those points.

22 Oh, another thing too about small businesses.
23 The reality is this: That small businesses, and this is
24 an educational theoretical, but small businesses thrive
25 better when there are people in cars in greater

1 numbers that come through your city, because they are
2 people that may need your services or goods. So there
3 is no City money going to this on the other side. There
4 are not revenues that would flow rightfully to the
5 developer and operator who has to operate this complex
6 with his own money and own funds. So I just wanted to
7 making that clear that the benefit to the City there.

8 And Mr. Mc Callum talked about ancillary and
9 other benefits he talked about would it be generated the
10 way it projected, revenues that it would generate and
11 total activity in the City. And that's what the small
12 businesses get out of this.

13 So with that I want to make a motion to adopt
14 the resolution certifying the Project Environmental
15 Impact Report Number EA-EIR-2020-045. State
16 Clearinghouse Number SCH2018021056, and adoption of the
17 Mitigation Monitoring Reporting Program, and California
18 Environmental Quality Act, CEQA. Findings and Statement
19 of Overriding Considerations.

20 MR. FRANKLIN: Second.

21 MAYOR BUTTS: Madam Clerk, would you call the
22 roll.

23 THE CLERK: Council Members Dotson.

24 MR. DOTSON: Aye.

25 THE CLERK: I'm sorry. Padilla?

1 MR. PADILLA: Aye.

2 THE CLERK: Morales?

3 MR. MORALES: Aye.

4 THE CLERK: Franklin?

5 MR. FRANKLIN: Aye.

6 THE CLERK: Mayor Butts?

7 MAYOR BUTTS: Aye. Before we make a further
8 motion, we're going to take a recess for two minutes.

9 (Recess.)

10 MAYOR BUTTS: Okay. Madam Clerk, we're done
11 with recess, and we're back on the record.

12 THE CLERK: I'll hold this.

13 MAYOR BUTTS: Thank you.

14 MR. DOTSON: Mayor, I would like to read the
15 second one.

16 MAYOR BUTTS: All right.

17 UNIDENTIFIED SPEAKER: I make a motion to Adopt
18 a Resolution Approving General Plan Amendment Number
19 2020-003 to modify the Land Use Element, Circulation
20 Element, and Safety Element of the Inglewood General
21 Plan with conforming map and test changes to reflect the
22 plan for the Project, including: (a.) Redesignation of
23 certain properties in the Land Use Element from
24 Commercial to Industrial, (b.) Addition of specific
25 reference to sports and entertainment facilities and

1 related ancillary uses on properties in Industrial Land
2 Use and designation text of the Land Use Element. (c.)
3 Updating Circulation Element maps and text to reflect
4 vacation of portions of West 101st Street and West 102nd
5 Street and to show the location of the Proposed Project;
6 and (d.) Updating Safety Element map to reflect the
7 relocation of municipal water well and related
8 infrastructure.

9 MAYOR BUTTS: Is there a second?

10 MR. MORALES: Second.

11 MR. FRANKLIN: Second.

12 MAYOR BUTTS: Madam Clerk, would you call the
13 roll?

14 THE CLERK: Council members Dotson?

15 MR. DOTSON: Aye.

16 THE CLERK: Padilla?

17 MR. PADILLA: Aye.

18 THE CLERK: Morales?

19 MR. MORALES: Aye.

20 THE CLERK: Franklin?

21 MR. FRANKLIN: Aye.

22 THE CLERK: Mayor Butts?

23 MAYOR BUTTS: Aye.

24 MR. FRANKLIN: Mayor, I would like to make a
25 motion.

1 MAYOR BUTTS: Please do.

2 MR. FRANKLIN: I make a motion to Adopt a
3 Resolution Approving Specific Plan Amendment Number
4 2020-001 to amend Inglewood International Business Park
5 Specific Plan to exclude properties within the Project
6 Site from the Specific Plan area.

7 MAYOR BUTTS: One second. Madam Clerk, before
8 we vote, are you supposed to make the announcement or
9 will that come after?

10 THE CLERK: No. It will be afterwards.

11 MAYOR BUTTS: All right. Madam Clerk, would
12 you call the roll?

13 THE CLERK: Yes, Mayor. Council Members
14 Dotson?

15 MR. DOTSON: Aye.

16 THE CLERK: Padilla?

17 MR. PADILLA: Aye.

18 THE CLERK: Morales?

19 MR. MORALES: Aye.

20 THE CLERK: Franklin?

21 MR. FRANKLIN: Aye.

22 THE CLERK: Mayor Butts?

23 MAYOR BUTTS: Aye.

24 THE CLERK: Mayor, Introduce an Ordinance of
25 the City Council the City of Inglewood, California,

1 approved Zoning Code PZ-2020-001 to establish the Sports
2 and Entertainment Overlay Zone in Chapter 12, that's
3 Planning and Zoning, of the Inglewood Municipal Code and
4 to rezone certain parcels in the Project Site to conform
5 for the exiting General Plan Land Use Designation.

6 MAYOR BUTTS: Madam Clerk, I'm going to have to
7 ask you to reread that, because there was one word in
8 the second sentence that didn't read with fidelity.

9 THE CLERK: Yes, sir. An Ordinance of the City
10 Council of the City of Inglewood, California, approved
11 Zone Change PZ-2020-001 to establish a Sports and
12 Entertainment Overlay Zone in Chapter 12, that's
13 Planning and Zoning, of the Inglewood Municipal Code and
14 to rezone certain parcels in the Project Site to conform
15 with the existing General Plan Land Use Designation.

16 MR. FRANKLIN: I make a motion to waive further
17 reading.

18 MAYOR BUTTS: Madam Clerk?

19 THE CLERK: Council Members Dotson?

20 MR. DOTSON: Aye.

21 THE CLERK: Padilla?

22 MR. PADILLA: Aye.

23 THE CLERK: Morales?

24 MR. MORALES: Aye.

25 THE CLERK: Franklin?

1 MR. FRANKLIN: Aye.

2 THE CLERK: Mayor Butts?

3 MAYOR BUTTS: Aye. I'll introduce the
4 ordinance. Madam Clerk.

5 THE CLERK: Yes, Mayor. An Ordinance of the
6 City Council of the City of Inglewood, California,
7 approving Zoning Code Amendment Number ZBA-2020-002 to
8 Chapter 12, Planning and Zoning, of the Inglewood
9 Municipal Code INC to establish regulations for the
10 Sports and Entertainment Overlay Zone, and adjust other
11 Land Use Controls.

12 MR. FRANKLIN: Waive further reading.

13 MR. PADILLA: Second.

14 MAYOR BUTTS: Madam Clerk?

15 THE CLERK: Council Members Dotson?

16 MR. DOTSON: Aye.

17 THE CLERK: Padilla?

18 MR. PADILLA: Aye.

19 THE CLERK: Morales?

20 MR. MORALES: Aye.

21 THE CLERK: Franklin?

22 MR. FRANKLIN: Aye.

23 THE CLERK: Mayor Butts?

24 MAYOR BUTTS: Aye. I'll let Morales introduce
25 it.

1 MR. MORALES: Where are we right now?

2 MAYOR BUTTS: You need to read the number after
3 number 7; right?

4 THE CLERK: Yes, Mayor.

5 MAYOR BUTTS: Go ahead.

6 THE CLERK: An Ordinance of the City Council of
7 the City of Inglewood, California, approving Amendments
8 to Chapter 2, administration, Chapter 3, motor vehicle
9 and traffic, Chapter 5, offenses, miscellaneous,
10 Chapter 10, public works, and Chapter 11, building
11 regulations, of the Inglewood Municipal Code to permit
12 development and operation of the Basketball and
13 Entertainment Center.

14 MAYOR BUTTS: I just want to confirm, when you
15 read "motor vehicle", was meant plural motor vehicles;
16 is that correct?

17 THE CLERK: Yes, Mayor.

18 MR. MORALES: I make a motion to waive further
19 reading.

20 MR. FRANKLIN: Second.

21 MAYOR BUTTS: Madam Clerk?

22 THE CLERK: Council Members Dotson?

23 MR. DOTSON: Aye.

24 THE CLERK: Padilla?

25 MR. PADILLA: Aye.

1 THE CLERK: Morales?

2 MR. MORALES: Aye.

3 THE CLERK: Franklin?

4 MR. FRANKLIN: Aye.

5 THE CLERK: Mayor Butts?

6 MAYOR BUTTS: Aye. Thank you.

7 MR. MORALES: Mayor, I would like to make a
8 motion to Adopt a Resolution Approving the Sports and
9 Entertainment Complex Design Guidelines and
10 Infrastructure Plan, including: (a.) Implementation and
11 Administration, (b.) Design Guidelines and (c.)
12 Infrastructure Plan.

13 The SEC Design Guidelines will address certain
14 design elements including building orientation, massing,
15 design and material, plaza treatments, landscaping and
16 lighting design, parking and loading design, pedestrian
17 circulation, signage and graphics, walls, fences and
18 screening, sustainability features and similar elements.

19 MAYOR BUTTS: Before there is a second, I would
20 like you to you to go over it one more time. There's a
21 reason.

22 MR. MORALES: Mayor, I make a motion to Adopt a
23 Resolution Approving the Sports and Entertainment
24 Complex Design Guidelines and Infrastructure Plan.

25 MAYOR BUTTS: SEC.

1 MR. MORALES: And the SEC Development
2 Guidelines, including: (a.) Implementation and
3 Administration, (b.) Design Guidelines and (c.)
4 Infrastructure Plan.

5 The SEC Design Guidelines will address certain
6 design elements including building orientation, massing,
7 design and material, plaza treatments, landscaping and
8 lighting design, parking and loading design, pedestrian
9 circulation, signage and graphics, walls, fences and
10 screening, sustainability features and similar elements.

11 MAYOR BUTTS: Is there I second?

12 MR. FRANKLIN: Second.

13 MAYOR BUTTS: Madam Clerk?

14 THE CLERK: Council Members Dotson?

15 MR. DOTSON: Aye.

16 THE CLERK: Padilla?

17 MR. PADILLA: Aye.

18 THE CLERK: Morales?

19 MR. MORALES: Aye.

20 THE CLERK: Franklin?

21 MR. FRANKLIN: Aye.

22 THE CLERK: Mayor Butts?

23 MAYOR BUTTS: Aye. Madam Clerk.

24 THE CLERK: Yes, Mayor. An Ordinance of the
25 City Council of the City of Inglewood, California,

1 approving a Development Agreement by and between City of
2 Inglewood and Murphy's Bowl LLC concerning the Inglewood
3 Basketball and Entertainment Center.

4 MR. MORALES: I make a motion to waive further
5 reading.

6 MR. FRANKLIN: Second.

7 MAYOR BUTTS: Madam Clerk?

8 THE CLERK: Council Members Dotson?

9 MR. DOTSON: Aye.

10 THE CLERK: Padilla?

11 MR. PADILLA: Aye.

12 THE CLERK: Morales?

13 MR. MORALES: Aye.

14 THE CLERK: Franklin?

15 MR. FRANKLIN: Aye.

16 THE CLERK: Mayor Butts?

17 MAYOR BUTTS: Aye.

18 MR. FRANKLIN: I move to introduce.

19 MAYOR BUTTS: Introduced by Councilman
20 Franklin. Consent Calendar, Items 2 through 6.

21 Madam Clerk?

22 THE CLERK: Council Members Dotson?

23 MR. DOTSON: Aye.

24 THE CLERK: Padilla?

25 MR. PADILLA: Aye.

1 THE CLERK: Morales?

2 MR. MORALES: Aye.

3 THE CLERK: Franklin?

4 MR. FRANKLIN: Aye.

5 THE CLERK: Mayor Butts?

6 MAYOR BUTTS: Aye. A-1.

7 MR. CAMPOS: Thank you, Mayor.

8 Congratulations. As to the first item that we have
9 posted (Inaudible) v. City of Inglewood LA Superior
10 Court Case Number BP 685958, a discussion was held and
11 direction given. (Inaudible).

12 MAYOR BUTTS: Thank you. C-1, CC-1.

13 THE CLERK: I guess just a reminder that
14 (Inaudible) August the 2nd.

15 MAYOR BUTTS: CC-1.

16 THE CLERK: I want the Treasurer's Report, but
17 I want the one ending March 31, 2020.

18 MAYOR BUTTS: Received in file. CSA-2?

19 THE CLERK: Monthly Treasurer's Report for the
20 month ending March 31, 2020.

21 MAYOR BUTTS: Received in file. H-1?

22 THE CLERK: Monthly Treasurer's Report for the
23 month ending March 31, 2020.

24 MAYOR BUTTS: Received in file. There are no
25 appointments before the Commission. Recommended public

1 comments for one minute.

2 MS. BROWN: May I too remind the Councilmen
3 (Inaudible) affidavit (Inaudible) assistance from
4 someone to get me the right form. None of my staff
5 (Inaudible).

6 Mayor Butts, you are a bully, an intimidator of
7 women. And some of the employees that you have
8 intimidated are no longer here. Annie Pacheco, Housing
9 Manager, gone; Barbara Ohno, Fire Department; fired,
10 Margarita Pruis (Phonetic), forced into retirement;
11 Redevelopment Department, Melissa Rivera; Finance
12 Department, gone. Nelda Agate (Phonetic), (Inaudible)
13 assistant; fired. And not only that, she was
14 intimidated and also harassed and intimidated. And
15 according to (Inaudible) you entered her house without
16 her knowledge and frightened her young daughter. Diana
17 Parana, you spoke (Inaudible) "Go choke yourself.

18 Mary is almost 70 years old. You need to grow
19 up. She was almost 70 years old. Man, you need to grow
20 up. Grow up, man. How can you talk (Inaudible) for
21 somebody like that? Grow up.

22 MAYOR BUTTS: I appreciate it. Thank you.

23 MR. DOTSON: I would like to join for our civil
24 rights leader icon, John Lewis. My wife and I were
25 college students. It was the Civil Rights Movement, and

1 the marches, particularly the marches, for voting
2 rights. (Inaudible) for the Council -- to John Lewis,
3 also have a memory of Civil Rights Activist John Lewis,
4 may he rest in peace. I have just one other thing that
5 I would like to say, I've been -- business is one of my
6 most powerful moments since I've been here. The only
7 thing I'm disappointed with is that my friends not able
8 to be here to celebrate. I don't care who you are or
9 what you are, if you live in Inglewood, this is one the
10 best Sports Centers. And I would like for everyone to
11 be proud of what we've done in our country. We have one
12 of the greatest planning departments in the State of
13 California, and they did a wonderful job and Council, it
14 speaks for itself. So with that, I've been and
15 (Inaudible).

16 MAYOR BUTTS: Are there any persons in
17 Community Room A that who want to make public comments?
18 Okay. No comment here. Operator, are there any persons
19 on the line that want to make a public comment?

20 THE MODERATOR: We have one caller. Caller,
21 please state your comment, name and comment.

22 THE WITNESS: I would like for the City Council
23 to explain why is it so difficult that get action,
24 resolution of the issues for years. There has still no
25 follow up or resolution. I've been harassed and

1 intimidated by administration individual, as well as
2 other employees, and this is ridiculous. It should not
3 go on. It should never happen. It's between -- I've
4 called and you refuse to respond to being e-mailed and
5 called and then don't call me and create a culture
6 around me and get other people to say things that are
7 not appropriate either.

8 In addition, I would like all City Council
9 Members to be listening while I'm talking instead of
10 talking to each other, and please to address the issues
11 that have been sent to you and your employees, which
12 have not been addressed and have not been responded to
13 or anything else. Stop the culture, the misogyny, the
14 harassment, the intimidation and a bunch of other things
15 that have been going on. It is uncalled for, it is
16 unprofessional, it is unfair and it should never happy.
17 Thank you.

18 MAYOR BUTTS: Thank you so much. With that,
19 we'll close the public comment. All right. Council
20 Padilla?

21 MR. PADILLA: Thank you, Mayor. A couple
22 points here. Gerard acknowledged several folks here
23 from the City and worked together to put this whole
24 presentation together. And I just want to reiterate
25 that I appreciate, you know, that a lot of hard work, a

1 lot of dedication. But, again, that's who we are now;
2 right? We get these things done and we move forward.
3 And we do this a very professional way, and there was
4 transparent way. And if you look at the EIR, it was
5 very detailed and very transparent. And I just wanted
6 to say kudos to everybody responsible for putting those
7 reports together.

8 And I wanted to thank also Mindy for also doing
9 a great presentation. Thank you. It's always hard
10 doing a public presentation and then you're trying to
11 change the slide or something. But you did it, she got
12 it done. So thank you for doing that.

13 I would also just want to say, you know, these
14 are some very exciting times for not only the City of
15 Inglewood, but when we make these positive changes, when
16 he make these transitions of the City that we once were
17 and where we're headed, it's just not impacting us.
18 It's impacting the region. If we ever become the top of
19 other communities, and I had an opportunity to listen to
20 a presentation. And kind of like Inglewood abatement,
21 but he was all the way over at Jefferson and La Cienega.
22 When they were talking about this building that's going
23 on, I'm trying to think of where that is. They were
24 talking at the presentation about the big building by
25 Target over on La Cienega and Jefferson.

1 But, again, kudos to all our community members,
2 our residents, our business owners, staff, all the hard
3 work that we do to help everybody who wants to be a part
4 of this success. And we welcome them to know us, to be
5 a part of it. We had a couple that came and made
6 comments, folks called in to these meetings. This is
7 your City Council, and we work hard for you. All the
8 folks up here are staff. So with that, I just want to
9 say today was a very successful day. What we've began
10 is what we've been doing and we'll continue to do to
11 move the City's business forward. We're not going to
12 get sidetracked, we're not going to let other folks bang
13 on pots and pans and try to make noise and deter of from
14 what we're doing.

15 We're doing some great things. Join us. Be a
16 part of this positive movement here in the City of
17 Inglewood. Thank you and enjoy your week.

18 MAYOR BUTTS: Thank you. Council Franklin.

19 MR. FRANKLIN: I would just echo that same
20 thing that my colleague said. And I want to quote
21 Council Dotson, "Team work makes the dream work." And
22 it's all of our team effort as a city, this Council and
23 residents that has made the difference for the growth of
24 the City of Inglewood as a destination property. And on
25 that note, everyone be safe. Thank you.

1 MAYOR BUTTS: Thank you. Council Morales?

2 MR. MORALES: Thank you, Mayor. I would just
3 say, this is a great day in the City. You know -- first
4 let me say, excellent job by staff, including the staff
5 report, all the work that was done on the EIR. I mean,
6 it's one thing to jump into that type of project be with
7 that one. It's a complete other thin to know that every
8 decision you make, all work you're doing will be
9 challenged guaranteed. That's pressure. And with that
10 pressure, they came up with an excellent report. And I
11 have to say that I have not seen that type of an EIR on
12 any project. I'm very proud of the City staff that did
13 that.

14 The Clippers Organization have been nothing but
15 transparent and up front, and we're lucky to be
16 partnering up with them. That being said, I want to
17 just on more of at home feeling that (Inaudible) empty
18 and drained. I must be slightly older than that young
19 man, but I feel very much the same. I remember when it
20 was full, and then I remember when it was empty. And
21 you drive by and no matter how full or how empty, the
22 Forum was always a symbol to us as residents. And to
23 see it reach a potential everybody who loved the
24 location, knew it would reach and something special then
25 to add to it.

1 So a lot of decisions have been made to get us
2 here and the residents have been extremely supportive.
3 The noise as described by my friends up here, it's
4 something that you need to deter, but silent majority is
5 extremely proud of this City. They're extremely happy
6 with the work being done. And the noisemakers, they're
7 trying to figure out a way that we can stand in our own
8 way. Because that's the only way that we don't reach
9 our potential, if we do it to ourselves. So being
10 (Inaudible), I can tell you, we're your City Council and
11 we're willing to make not only this decision, but we
12 make our facility happy. So, Mayor, this is a proud day
13 in the City of Inglewood. Thank you.

14 MAYOR BUTTS: I have to tell you that I echo
15 with what all of you have presented today. When I think
16 about it, my relationship with the City goes back to
17 1972, and we were the City Champion, literally. We had
18 the Championship Lakers, the Kings would later become
19 champions. The racetrack, Seattle Slew, a number of
20 Triple Crowns winners ran here. And then we went
21 through a bad day, you know. The Lakers and Kings left,
22 the racetrack crowds diminished, recession, the housing
23 crash. And all we had was crime and a brand of poverty.

24 In 2011 when I took office, we were within
25 eight or nine months of not being able to make payroll.

1 We had to file bankruptcy. And since then, we did what
2 people said could never happen. We brought the Forum
3 back to life. (Inaudible).

4 Dan Crockie (Phonetic) he came and talked, I
5 had a talk with myself and Mr. Morales, in fact. And
6 from that conversation, he developed an interest. The
7 City showed an interest by signing an initiative to
8 allow the Council to bring the Stadium Project to life.
9 The LA Philharmonic came and they're going to have a
10 youth orchestra right next door to City Hall. The Girl
11 Scouts of the City of Los Angeles left Marina Del Rey to
12 come to Inglewood. Their group is 35,000 strong. It's
13 extends out to Newport Beach and their headquarters is
14 here in the City of Inglewood.

15 We have a plethora of the school events, Super
16 Bowl, WrestleMania, the Jefferson Ball Game. And daily,
17 daily I receive calls from people that are interested in
18 making themselves a part of the Inglewood brand. Right
19 now you are so on point about that bowl. There was a
20 time when people wanted to sell property, and anything
21 that had to do with Inglewood, they wanted to have LA in
22 the title. LAX rains, LAX walk, LAX tacos. LAX this,
23 LAX that. And now people that are selling properties in
24 Westchester, Baldwin Hills, Ladera Heights --

25 MS. BROWN: Mayor, your time is up. Your time

1 is up, Mayor.

2 MAYOR BUTTS: I'll give myself three more
3 minutes.

4 MS. BROWN: You're going to give yourself three
5 more minutes?

6 MAYOR BUTTS: Madam Treasurer, you're out of
7 order. I'm running the meeting.

8 MS. BROWN: You're out of order.

9 MAYOR BUTTS: Okay. So we have come to the
10 point where everyone wants to be associated with the
11 Inglewood Brand. Everyone wants to be associated with
12 the Inglewood Brand. And that's due to our hard work,
13 our planning people, our Public Works people, City
14 Council, the unified eye on the ball from the direction
15 we're headed. And so now here comes Steve Ballmer who
16 makes the largest commitment of a sports team home owner
17 in the history of sports to the City of Inglewood for
18 100 million dollars. Now, we the Council, we have
19 frozen rents at 3 percent for the next five years.

20 During the COVID crisis, we put a moratorium on
21 eviction. In all of our development agreements, we've
22 insisted that we shoot for 35 percent local hire goal.
23 It manifests itself at the Forum Project. It's
24 manifests itself at the Stadium Project. 1200 Inglewood
25 residents go to work every day who didn't have jobs

1 before. 100 convicted felons. Go to work every day.
2 They didn't have a hope for life support, and so now
3 here we come. It gets better and better. Steve Ballmer
4 is going to provide resources that will help our housing
5 situation, our home buyers program, our rental
6 assistance, youth programming, youth center. We have
7 continued. We continue to reach the pinnacle of
8 success. There are cities right now and I empathize
9 with them, they don't know what they're going to do
10 because of this COVID 19 virus has done to city
11 revenues.

12 They've hurt ours as well. However, we saved
13 money along the way. And all those people are that
14 criticize us, the State Auditor, Warlock. All those
15 people that criticized us, where are they now? The
16 papers that criticized us, the shrewd debt swap moves
17 that we made, where are they now? And so we've come to
18 the point, and I think it was you, Councilman Morales,
19 who said it, we're to the point where they just hope we
20 will self-destruct ourselves; right? And,
21 unfortunately, there are people that are willing to do
22 that.

23 So I want to thank the public, and I want to
24 thank all of our partners that have invested in this
25 City and not only invested in the City, but invested in

1 our residents by agreeing to the local hire positions,
2 because if it doesn't work for the residents of the City
3 of Inglewood, it doesn't work for us. And I've got to
4 tell you these partnerships that we have, they're great
5 people. They've proved themselves. And with that, I
6 want to adjourn the meeting in name of CT Vivian and
7 Congressman John Lewis. We're adjourned.

8 (End time: 4:31 p.m.)
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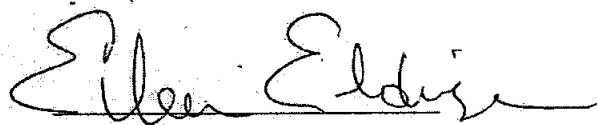
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