# MINUTES INGLEWOOD PLANNING COMMISSION REGULAR MEETING WEDNESDAY, JANUARY 9, 2013

#### (1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its regular meeting on Wednesday, January 9, 2013, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by Commissioner Springs, the meeting was called to order at 7:03 p.m.

#### (2) ROLL CALL:

The roll was called:

Present: Chairman George Dotson

Commissioner Larry Springs Commissioner Richard Heath Commissioner Aide Trejo Commissioner Terry Coleman

Staff: Linda F. Tatum, AICP, Planning Manager

Jeff Lewis, Assistant City Attorney

Christopher E. Jackson, Sr., Senior Planner

Mindy Wilcox, AICP, Senior Planner

Laura Zingg, Planner

Evangeline Lane, Acting Secretary

### (3) APPROVAL OF MINUTES:

Commissioner Trejo made a motion that was seconded by Commissioner Coleman to approve the Planning Commission meeting minutes for November 7, 2012 with corrections on page two, first paragraph, the last word at the end of line one.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Heath, Trejo, Coleman and

Chairman Dotson

Noes: None

#### (4) COMMUNICATIONS:

Ms. Linda Tatum, AICP, Planning Manager, stated:

- There were no communications received by staff.
- Upcoming agenda items are those on tonight's Agenda that are requesting a continuance.

#### (5) PUBLIC COMMENTS:

None.

Chairman Dotson moved to continue item 6B before the first public hearing item.

Agenda item 6B was motioned for continuance to the February 6, 2013 Planning Commission meeting by Commissioner Heath and second by Chairman Dotson.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Heath, Trejo, Coleman and

Chairman Dotson

Noes: None

Agenda item 6C was motioned for continuance to the February 6, 2013 Planning Commission meeting by Commissioner Trejo and second by Commissioner Springs.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Heath, Trejo, Coleman and

Chairman Dotson

Noes: None

Agenda item 8 was motioned for continuance to the February 6, 2013 Planning Commission meeting by Chairman Dotson and second by Commissioner Trejo.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Heath, Trejo, Coleman and

Chairman Dotson

Noes: None

## (6a) SPECIAL USE PERMIT NO. 1170 (SP-1170) 1000 SOUTH LA BREA AVENUE:

A public hearing to consider an application by Oscar Fuentes, representing Family Dollar, for Special Use Permit No. 1170 (SP-1170) for front façade improvements to an existing shopping center on C-S (Commercial Service) zoned property located at 1000 South La Brea Avenue.

Ms. Laura Zingg made the staff presentation.

Chairman Dotson asked if there were any questions for staff and there were none.

Commissioner Trejo asked whether the sign on the building is a part of the approval of the Special Use Permit or if the Planning Commission is only approving the façade improvement.

Ms. Zingg stated that the Commission is only approving the façade improvement.

Commissioner Trejo asked whether the applicant will return to the Planning Commission to obtain approval for the sign, due to interest in what the actual signage will look like.

Ms. Zingg stated that the artist rendering show an oversized logo and that the applicant will have to go through a sign adjustment in order to have that sign approved.

Commissioner Trejo asked is there a way to know what the actual sign will look like if the applicant intends on returning for a sign adjustment approval or if the sign would just be made smaller.

Ms. Zingg stated that the applicant is in attendance and could answer the Commissioner's question.

Chairman Dotson opened the public hearing and asked the applicant to address the Planning Commission.

Mr. Oscar Fuentes, Family Dollar Store, representative.

Commissioner Trejo asked since the artist rendering is oversized in the picture is there a way to show what the actual sign will look like.

Mr. Fuentes stated that the artist rendition is the way the logo sign will look and since that façade is already on the building the logo sign will be proportioned to fit in that space on the façade.

Chairman Dotson asked if there was anyone who wished to speak for or against this project to please come forward to the microphone.

There was none.

Chairman Dotson closed the public hearing and asked for staff recommendations.

Ms. Tatum gave staff recommendations.

Chairman Dotson asked what exactly is being approved of tonight.

Ms. Tatum explained that the façade treatment and the installation of the arch is what is being approved. The applicant will have to obtain approval for a sign permit and which will require approval of a sign adjustment in order to get the oversized logo.

Commissioner Trejo asked if the family dollar is the size it is, or just the logo.

Ms. Tatum stated that the family dollar signage meets code.

Commissioner Coleman asked if the Commission also approve the landscaping in the rear of the property.

Ms. Tatum stated that it was within the scope of the Commission to make upgrades to the landscaping one of the conditions of approval.

The Planning Commission asked to see the artist rendering of the landscaping of the rear of the property.

Chairman Dotson asked for a motion.

#### MOTION:

Commissioner Trejo motioned for the approval of categorical exemption EA-CE-2012-071 and Special Use Permit No. 1170 (SP-1170) and to add four conditions of approval with the applicant installing an irrigation system in order to continually keep plants growing along with the planting of clinging vines for the back wall area to prevent graffiti along with graffiti resistant paint, also with more trees for landscaping and a correction in the draft resolution page one, line six to be corrected for typo and was second by Commissioner Coleman that Resolution No. 1666

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A SPECIAL USE PERMIT FOR OSCAR FUENTES TO ALLOW EXTERIOR FAÇADE ALTERATIONS TO AN EXISTING MULTI-TENANT SHOPPING CENTER ON C-S (COMMERCIAL SERVICE) ZONED PROPERTY AT 1000 SOUTH LA BREA AVENUE.

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Heath, Trejo, Coleman and

Chairman Dotson

Noes: None

Ms. Tatum noted the appeal procedure.

7. Final Tract Map No. 69906-01 (FTM 69906-01). Approval of FTM 69906-01 to approve a Final Tract Map comprised of 4 lots related to the Hollywood Park Specific Plan and Vesting Tentative Track No. 69906.

Mr. Christopher Jackson, Senior Planner made the staff presentation.

Chairman Dotson asked if there were any questions for staff.

Commissioner Springs stated that he was not a part of the Planning Commission at the time this project was initially voted upon. He asked if the optional hotel facility might be a possibility of coming to fruition.

Mr. Jackson stated that representatives from Hollywood Park Land Company are in attendance and can respond.

Commissioner Springs also stated that the amount of dwellings that Hollywood Park would like to build within the acreage area and feels that there is not enough space to place all of the proposed dwellings.

Mr. Jackson stated that the density on the site is spread out throughout acreage as a whole and that the previous Planning Commission, City Council and many of the community events that were sponsored by the Hollywood Park Land Company took into consideration all of the issues and vetted the issues of the density and determined that it was acceptable.

Commissioner Trejo asked Mr. Jackson to refresh her memory as to why the Commission is not requiring improvements along Century with this Final Tract Map.

Mr. Jackson stated that within the Development Agreement there is a responsibility for the developer to make the City whole from a taxable standpoint. To assist in assuring this the City Council and those entities involved with the review of the development agreement made a determination in allowing the Casino to continue functioning while the construction is taking place and this will assist the developer since the grandstand and all of the activity associated with it will be going away.

Commissioner Trejo asked if the City is insured that for the future phases of this project Century Boulevard will receive improvements.

Mr. Jackson stated that is correct.

Chairman Dotson asked the City Attorney would it be alright if they ask the representative of Hollywood Park to come forward to address some questions from the Commission.

Attorney Jeff Lewis stated that even though it is not a public hearing, if the Commission needs to hear from the public in order to make a determination regarding this item go right ahead.

Chairman Dotson asked the representative from Hollywood Park to come forward and address the Commission.

Mr. Gerard McCallum, representative for the Hollywood Park Land Company came forward.

Commissioner Coleman asked about the possibility of reacquiring some lost property on the south-east corner of the Hollywood Park acreage where Prairie Avenue and Pincay Avenue meet (the Walmart property). In the past the statement was that this could not be elaborated upon. He asked is about utilizing the property for parking and if anything new has occurred with that property.

Mr. McCallum stated that to date the Hollywood Park Land Company has no options of adding that piece of property to the Hollywood Park project. In 2007 the Hollywood Park Land Company attempted to acquiring that property but was not able to come to a mutual agreement and thus have not had any further contact with Walmart.

Chairman Dotson asked if the hotel is a possibility.

Mr. McCallum stated that in 2007 when negations began a hotel was not on the desired list, but that the City Council requested that a hotel be considered for the site. Part of the agreement was that the site be set aside for a hotel and that a study be done to see if a viable market would develop for a 300-room boutique hotel. In 2007 that market was not there and at present no study has been conducted but the site remains open to the possibility of a hotel. Hollywood Park Land Company will do its due diligence to see if there is a market for a hotel as they get closer to developing that portion of the property.

Chairman Dotson stated that the City of Inglewood deserves a nice hotel and since the Forum has been acquired by Madison Square Garden the market will be there.

Mr. McCallum stated that Hollywood Park Land Company is in agreement with Chairman Dotson and that back in 2007 the Forum was on its way out. Now, in 2013 it has been purchased by Madison Square Garden and there is a different future ahead of us, but Hollywood Park Land Company will do its due diligence to try to make it a reality.

Chairman Dotson asked the Commission for a motion.

#### MOTION:

Commissioner Trejo made the motion that the Planning Commission adopt the attached resolution approving Final Tract Map No. 69906-01 (FTM 69906-01) subject to the condition that is stated in the resolution and was seconded by Commissioner Coleman that Resolution No. 1667

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, ADOPTING AND RECOMMENDING APPROVAL TO THE CITY COUNCIL OF FINAL TRACT MAP 69906-01 COMPRISED OF FOUR (4) LOTS ON HPSP (HOLLYWOOD PARK SPECIFIC PLAN) ZONED PROPERTY LOCATED AT 1050 SOUTH PRAIRIE AVENUE.

be approved.

#### VOTE:

The motion was carried by the following roll-call vote:

Ayes: Commissioners Springs, Heath, Trejo, Coleman and

Chairman Dotson

Noes: None.

Ms. Tatum explained that there is no appeal process.

#### (8) PUBLIC COMMENTS:

Chairman Dotson asked if there was anyone else who wished to address the commission.

Mr. Stewart addressed the Commission regarding the Family Dollar Store. He was concerned about lighting in the rear of the property and also security at the site.

#### (9) PLANNING COMMISSION INITIATIVES:

Commissioner Trejo:

• Dollar Tree store at Rosewood and Century Boulevard. The recessed doorway was being utilized by a homeless person. Not sure if this is still an issue since she did not see that individual or his/her basket blocking that doorway area. Commissioner Trejo passed out photos that were taken on Sunday evening for distribution to staff.

Ms Tatum stated that the photos will be distributed between staff, police department and code enforcement.

#### Commissioner Coleman:

• 3355 West 116th Street, there is a possibility that the house has plumbing problems and they stick that hose outside of their window and into the streets and down the block with dirty, soapy water.

Ms. Tatum stated that code enforcement will be notified.

#### Commissioner Springs:

• Signal Light at 3rd Avenue and Manchester Boulevard.

Ms. Tatum stated that she informed Public Works of this issue and believes that since the City is still working on

synchronizing all of the signal lights that might be the problem but that there is also the possibility of it being a malfunctioning traffic light.

• The signal light on La Brea and Hyde Park - still not fixed.

Ms. Tatum stated that she will discuss this with the new Public Works Director.

• There is a problem at 85th and Crenshaw that still has not been addressed. There is a meshed screen around the property and it does not look good.

Ms. Tatum stated that since there was no decision for or against the project which resulted in a denial from this Commission the applicant at that site will be going before the City Council to appeal the decision possibly on this upcoming February 19, 2013.

Chairman Dotson asked if the Planning Commission could be notified of the actual hearing date so that they may attend. Ms. Tatum stated that she will keep the Commission informed.

• The City of Inglewood will be giving away 2000 free fruit trees to the residents and non residents of the City of Inglewood. All anyone will need to do is register their address and they will be given a fruit tree for their planting. This will be conducted on Saturday, January 26, 2013 at Morningside High School here in Inglewood.

Chairman Dotson stated that since Ms. Toler is here to come to the microphone and inform the audience and Commission about this project:

- Ms. Maxine Toler, resident of Inglewood stated that the City of Inglewood would be giving away 2000 fruit trees in the varieties of Fugi Apples, Apricots, Plumb, Peach and Nectarine. She stated that this project came about because Inglewood was designated as a food dessert which means that there are more fast food establishments than that of fresh food and fruits in the residential communities here in Inglewood and so the goal of the Social Justice Learning Institute is to create an agricultural center in the City of Inglewood and when we grow fruit and vegetables in our residences and in our public places is that we can share our yield with everyone. Looking for 50 seniors to take a fruit tree and their fruit trees will be planted for them. She also stated that if anyone contacted her via the internet at <a href="https://www.mtoler@sjli-cp.org">www.mtoler@sjli-cp.org</a>, she will be able to assist them.
- Happy New Years to everyone and it is good to see all of you here tonight.
- Whoever owns the empty lot on the south-east corner of Crenshaw Boulevard and Century Boulevard they must be notified that the trash buildup at that site looks very bad.

Ms. Tatum stated that WSS has notified the City of their intent to purchase the lot and will work with staff to relocate at that new site.

Chairman Dotson stated in the meantime the site is unkempt and it needs to be kept clean due to the fact that the paper and trash that is blown into the lot ends up blowing that same trash down the streets of Century and Crenshaw and it needs to be taken care of.

#### (10) ADJOURNMENT:

There being no further business Commissioner Heath asked that the meeting be adjourned in the memory of Robert McCormick who passed away and was a long time supporter of both of the Hospitals here in the City along with Hollywood Park and so Chairman Dotson declared this meeting adjourned at 7:50 p.m.

Evangeline Lane, Acting Secretary City Planning Commission Inglewood, California

Approved this 3rd Day of April, 2013

Chairman George Dotson City Planning Commission