

**MINUTES
INGLEWOOD PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, MAY 1, 2013**

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its regular meeting on Wednesday, May 1, 2013, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by an audience member, the meeting was called to order at 7:12 p.m.

(2) ROLL CALL:

The roll was called:

Present: Commissioner Larry Springs
Commissioner Aide Trejo
Acting Chair Commissioner Terry Coleman

Excused

Absence: Chairman George Dotson
Commissioner Richard Heath

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
Arturo Salazar, Assistant Planner
Evangeline Lane, Acting Secretary

(3) APPROVAL OF MINUTES:

Commissioner Trejo made a motion that was seconded by Acting Chair Commissioner Coleman to approve the Planning Commission meeting minutes for March 6, 2013.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, and Acting Chair Coleman

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.

Ms. Tatum introduced the PAD request for a shopping center development at 8451 South Crenshaw Boulevard. The item was continued to June 12, 2013. She requested that in the interest of efficient use of the Commission's time that SP-1176 and SP-1175, the condo project that was continued to June 5, 2013, be continued to June 12, 2013, so there would be no meeting on June 5, 2013. She stated staff has spoken with the applicants and they are okay with moving that item to the June 12, 2013,

meeting. She requested a motion from the Commission to continue the item.

Acting Chair Coleman asked if this would interfere with the election occurring on the previous day of June 4, 2013.

Ms. Tatum replied no.

Ms. Tatum requested, that Item 6d (ZCA-2013-02), on the agenda be continued, per a request from the applicant. She requested that it be first item on the agenda.

MOTION:

Commissioner Trejo made a motion to move all items scheduled on the June 5, 2013, meeting to June 12, 2013, and was seconded by Commissioner Springs.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, and Acting Chair Coleman

Noes: None

Commissioner Trejo made a motion that the request for continuance of Item 6d be approved, per applicants request, and was seconded by Acting Chair Coleman.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, and Acting Chair Coleman

Noes: None

(5) PUBLIC COMMENTS:

None.

(6a) SPECIAL USE PERMIT NO. 1165 (SP-1165) 716-724 NORTH LA BREA AVENUE:

A continued public hearing to consider an application by Wonag Haile Michael for Special Use Permit No. 1165 (SP-1165) to allow shared parking for infrequent users for a private club/events center on the second floor of an existing shopping center on C-2 (General Commercial) zoned property located at 716-724 North La Brea Avenue. **(This application was withdrawn by the applicant.)**

(6b) SPECIAL USE PERMIT NO. 1174 (SP-1174) 8307 SOUTH LA CIENEGA BOULEVARD:

A public hearing to consider an application by Ned E. Nik, for Special Use Permit No. 1174 (SP-1174) to demolish an 1,860 square-foot building and construct a new 3,636 square-foot building containing a 2,497 square-foot mini-market and gas station and a 1,139 square-foot tenant space, on an existing gas station and mini-market site that is a 20,088 square-foot, M-1 (Light manufacturing-zoned property located at 8307 South La Cienega Boulevard.

Ms. Laura Zingg, Planner, made the staff presentation.

Acting Chair Commissioner Coleman opened the public hearing and asked the applicant to come to the microphone and address the Planning Commission.

Mr. Jian Kerendian, architect for the project made comments.

Commissioner Trejo asked if the towers were the same height as the canopies.

Mr. Kerendian responded no and explained why.

Commissioner Springs asked about the purpose of the retail store.

Mr. Kerendian responded it is to generate income on the property, that there is a tenant designated for the larger space which will be the retail space.

Commissioner Springs asked why the special use permit for the car wash was requested in 1991 yet no car wash was ever used.

Mr. Kerendian expressed he does not want to continue with the special use permit for the car wash but instead wish to obtain the special use permit that is requested today.

Commissioner Springs stated he is concerned about the type of retail business the applicant is seeking to bring onto the site and asked if the Commission would be made aware of the type of business prior to accepting them.

Mr. Kerendian responded, he cannot mention any names at the moment, however whatever business the Commission allows with this zoning they will accept. Mr. Kerendian stated that if the Commission has a recommended tenant he would readily accept them, however they have no one yet. They would like a fast food take-out like Subway which would be great.

Commissioner Trejo asked if the larger portion was for the market and if there was a certain tenant. At the present the smaller area is for the gas station and a mini mart.

Mr. Kerendian responded yes and that the market has tenant improvement plans to take to Building and Safety to obtain permits and the small portion will be for the gas station. He believes it would be good for the City to move the building to the southwest corner because about 20 feet of the building is being used as a public restroom by people. He stated although the owner cleans it every day, by moving the building this will create a clean traffic area at this location, allowing for more parking spaces in the front and due to safety concerns, no one wants to park behind the building.

Commissioner Trejo asked what kind of current security is planned.

Mr. Kerendian stated exterior cameras at each corner of the building at the doors, and in the market itself. Tenant would have its own cameras. At least eight or nine and real time cameras will be need.

Commissioner Trejo expressed she would like to see signs on the outside stating, Premises are Monitored 24 Hours per Day, and another stating, No Loitering on premises pursuant to Inglewood Municipal Code number #####.

Mr. Keredian agreed.

Acting Chair Commissioner Coleman asked if every underground tank had been removed and replaced at this property.

Mr. Keredian stated he does not know, but that the owner would be subject to a fine if it was not done.

Mr. Ned Nik, owner of the gas station since 2003, stated Exxon Mobile last year sold the real estate to him. Exxon Mobile enforced the safety regulations and has insurance for the underground equipment and all tanks.

Acting Chair Commissioner Coleman asked Mr. Nik whether he was sure if the 2005 Energy Policy Act is in effect or not.

Ms. Tatum stated it is the staff's understanding the gas station is still in remediation under the jurisdiction of the Los Angeles County Regional Water Control Board which monitors wells on the site and compliance as well as the tank removal process. The applicant will not be allowed to close the project file until the Regional Board determines that no contamination exists on the site. Staff will confirm that as a part of the site plan review process, should the project be approved.

Acting Chair Commissioner Coleman asked whether the Commission knows if the applicant's development can be completed until this is done.

Ms. Tatum responded that the project can move forward during remediation. The Regional Board allows the mediation to continue while the site is in use.

Acting Chair Commission Coleman stated he doesn't recall much about landscaping at the site and asked the applicant to describe this.

Mr. Keredian stated they have five feet of landscaping along the property lines and at the corner of La Cienega and Florence, and a little bit of landscaping on the south side and also in the middle of the plot plan where the cars are vertical and facing the market there is landscaping and there is 15 feet of landscaping between the cars.

Acting Chair Commissioner Coleman stated landscaping is very broad and requested to know what type of landscaping; flowers or trees or what.

Mr. Keredian said that they are going to hire a landscape architect to do all of the landscaping so for sure there will be landscaping that requires less water because these days water is expensive and they will seek suggestions from the Building and Safety and Planning Division. At present he did not know the names of the landscaping.

Acting Chair Commissioner Coleman expressed that before this SUP is approved the applicant would have to contact staff and present what type of landscaping is going in because of the City requirements.

Acting Chair Commissioner Coleman open the public hearings.

There were no speakers.

Acting Chair Commissioner Coleman closed the public hearings and asked for Commissioner Comments:

Commissioner Trejo's comments are that she likes the project and thinks it is going to be a good addition to that corner and certainly an improvement. She said that she believes the remediation taking place may be a concern for Acting Chair Commissioner Coleman but that will clear up and you're not going to get sucked up by the office that oversees this.

Commissioner Coleman stated before the project is completed he wants staff to obtain the name and number of a contact person 24/7 for the maintenance and clean up of debris that comes from there over there because it is one of our busiest thoroughfares, adjacent to the freeway and people throw trash, etc., we don't want it be an eye-sore. Also, have the applicant to provide to staff the name of the tenant for the market portion as soon as it is decided.

Ms. Tatum gave the staff recommendation.

Acting Chair Commissioner Coleman asked for a motion.

MOTION:

Commissioner Trejo moved that the Commission adopt Mitigated Negative Declaration EA-MMB-2013-03 and we adopt the attached Resolution improving SP-1174, subject to the nine conditions attached, plus the conditions to provide no loitering signs and premises monitored 24 hours a day on the outside and inside of the market, as well as an additional condition that a name be provided to staff that would allow contact 24 hours a day in the event of any situation that warrants the owner and or his representative and second by Commissioner Springs that Resolution 1674;

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A SPECIAL USE PERMIT TO DEMOLISH
AN EXISTING 1,860 SQUARE-FOOT BUILDING AND
CONSTRUCT A NEW 3,636 SQUARE FOOT BUILDING
CONTAINING A 2,497 SQUARE-FOOT MINI MARKET
ON M-1 (LIGHT MANUFACTURING) ZONED PROPERTY
LOCATED AT 8307 SOUTH LA CIENEGA BOULEVARD.**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, and Acting Chair
Commissioner Coleman

Noes: None

Ms. Tatum noted the appeal procedure.

**(6c) SPECIAL USE PERMIT NO. 1178 (SP-1178) 509 NORTH LA BREA
AVENUE:**

A public hearing to consider an application by Ty Rossman, for Special Use Permit No. 1178 (SP-1178) for exterior façade and interior tenant improvements for a jewelry and pawn shop in an

existing shopping center on C-3 (Heavy Commercial) zoned property located at 509 North La Brea Avenue.

Mr. Arturo Salazar, Assistant Planner, made the staff presentation.

Commissioner Trejo asked how long the jewelry and loan has been in existence.

Mr. Salazar stated per the business license on file since 2004.

Acting Chair Commissioner Coleman opened the public hearing and asked the applicant to come to the microphone and address the Planning Commission.

Commissioner Trejo asked about the security measures that are currently in place and what are the new plans.

Mr. Mark Mendelsohn and Tye Rossman, owners and proprietors of jewelry and pawn shop.

Mr. Mendelsohn stated that he has been in the business at that present location since 2004 and in the camera security business for over 40 years. He stated that the main reason they would like to be able to do the interior tenant improvements along with the exterior façade is for safety. Over the last year or so several robbery attempts have been made and with the current drop-down ceiling makes it inviting for robbers to lie in wait in the faux ceiling until after the shop is opened for business and the alarm system disabled and that is when they drop down to rob the store.

Mr. Rossman stated that there is the intent to install security cameras both inside and out.

Commissioner Trejo asked is there a nail and hair salon along with the laundry mat and is it now closed.

Mr. Mendelsohn stated that it was never a hair and nail salon and that it always has been a laundry mat but that he reduced the size of the interior which has left an empty portion of the building is very dangerous for the pawn and jewelry shop.

Commissioner Trejo asked has there ever been a nail and hair salon at that location.

Mr. Mendelsohn stated no it has always been a laundry mat. He also stated that he personally goes out every day and picks up the trash in the parking lot and a majority of that trash is from the Astro Burger restaurant in the front as well as our business.

Commissioner Trejo asked how does the business work with the police department.

Mr. Mendelsohn stated that every transaction that is done every day the police receives two copies of a thumb print and a drivers' license and everything is legitimate through the police department. If ever there is any stolen merchandise brought in it is immediately returned to the proper owner via the police department, but we rarely have that problem.

Commissioner Trejo asked what are the hours of operations.

Inglewood Planning Commission Meeting Minutes
May 1, 2013

Mr. Mendelsohn stated from 9:00am to 6:00pm, Monday thru Friday, 9:00am to 5:00pm on Saturday and closed on Sunday.

Commissioner Springs asked the applicant about why the closing of the bay windows on the south side of the building and also the front windows are being closed.

Mr. Mendelsohn stated that it is a security risk to have such a large window at that end of the building and in the front it. The area will be utilized for storage only and to secure that area it is best to block off the windows.

Commissioner Springs asked about the type of merchandise and how it is secured.

Mr. Mendelsohn stated that the business is a jewelry-only pawn shop. No other items are received or sold. All merchandise is locked in, top of the line secured TRL-30 safes and insured for a million dollars and the best alarm company - ADT.

Commissioner Springs asked the applicant if they owned or are leasing the building and would it be their responsibility or the owners to make these changes.

Mr. Mendelsohn stated that they are leasing the building and it is their responsibility to make the changes based on a new seven-year lease.

Commissioner Springs suggested that the applicant apply the building rear with graffiti resistant paint.

Mr. Mendelsohn stated the store has not had any problems with graffiti but it would not be a problem to apply the anti-graffiti paint.

Commissioner Trejo stated it only takes one time to be tagged and with the graffiti resistant paint it saves you in the long run.

Mr. Rossman stated that not only do they have the ADT Security Service, and are looking into obtaining a second service and additional monitoring cameras for the interior area.

Acting Chair Commissioner Coleman asked about the attempted burglary in the past.

Mr. Mendelsohn stated that on November 9th there was an attempt which was the reason for us applying for this SUP, it was a matter of safety for my family.

Acting Chair Commissioner Coleman stated with regards to the picking up of the trash at the curbside by the MTA bus bench is not the responsibility of the applicant but it is the responsibility of the MTA and the County of Los Angeles and asked staff to get in touch with someone from the MTA as in the past to have the bench area taken care of.

Acting Chair Commissioner Coleman open the public hearings for the public to come forward to speak for or against this project.

There were none

Acting Chair Commissioner Coleman closed the public hearings and for the Staff Recommendations.

Ms. Tatum gave the staff recommendation.

Acting Chair Commissioner Coleman asked for a motion.

Commissioner Trejo stated that she likes the project and the diversity of businesses in the community and looks forward to what the future holds with regards to other businesses such as Trader Joes, etc.

Acting Chair Commissioner Coleman asked staff if there is a way to address the cleaning up of the area where possibly Code Enforcement can be notified to assist with finding out who would be responsible for the upkeep of the area.

Ms. Tatum stated that it appears that the majority of the paper and debris that is being generated likely is from the fast food establishment and possibly code enforcement can go out to the site and meet with the owners in the area and then give a determination.

MOTION:

Commissioner Trejo moved that the Commission affirm the categorical exemption of EA-CE-2013-11 and we adopt the attached Resolution improving Special Use Permit No. 1178 (SP-1178), subject to the eight conditions and was second by Acting Chair Commissioner Coleman that Resolution No. 1675;

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A CERTAIN SPECIAL USE PERMIT FOR
TY ROSSMAN, TO ALLOW EXTERIOR FAÇADE AND
INTERIOR IMPROVEMENTS FOR A JEWELRY AND PAWN
SHOP IN AN EXISTING SHOPPING CENTER ON C-3
(HEAVY COMMERCIAL) ZONED PROPERTY AT 509
NORTH LA BREA AVENUE.**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, and Acting Chair
Commissioner Coleman

Noes: None

Ms. Tatum noted the appeal procedure.

(6e) ZONING CODE AMENDMENT 2013-01 (ZCA-2013-01):

A public hearing to consider Zoning Code Amendment 2013-01 (ZCA-2031-01) to Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code to modify regulations for emergency shelters, transitional/supportive housing, and other miscellaneous housing related code amendments.

Ms. Mindy Wilcox, Senior Planner, made the staff presentation.

Commissioner Trejo asked regarding the emergency shelters, does the City have a choice as to what can be provided such as all emergency shelter or all transitional housing or group housing only for youth.

Ms. Wilcox stated the emergency shelter the state requirement is that emergency shelters be allowed in a zone by right and also that transitional and supportive housing be considered residential uses. They are subject to the same requirements as other residential developments.

Commissioner Trejo asked if the emergency shelters have common kitchen amenities or is it basically for sleeping or staying overnight.

Ms. Wilcox stated that some provisions do allow for common kitchens or a food component to the shelter but this is simply along the line of the sleeping area of the shelter.

Commissioner Trejo asked since the shelters will be built by rite, how would the City know what other services will be provided.

Ms. Wilcox stated that the shelters would be subject to what is allowed in the M-1 zone, what is permitted or not permitted.

Commissioner Trejo stated that the shelters are for 100 individuals maximum is that correct.

Ms. Wilcox stated that is correct.

Commissioner Trejo stated that since the City is not certain as to what or who the individuals will be in the shelters and guessing that they might be individuals with personal issues such as substance or alcohol abuse and mental challenges is there a way that the City can require or request that there be a minimum of four staff members per shift or is this something that is regulated by the State.

Ms. Wilcox stated that the State does allow the City to have what is considered a reasonable requirement thus if the City was to propose a ratio it is something that can be confirmed with the state that it will not conflict with their law.

Commissioner Trejo so to reiterate currently the Commission is designating the zone where this housing or these shelters will be correct and some details would be given later.

Ms. Wilcox stated no, this is to establish the zone and the development standards and other requirements that the City is proposing that the shelters be subject to.

Commissioner Trejo stated that this is something that she would like to see be implemented that if the shelter is being operated on a 24 hour basis, that it is staffed with a minimum of four employees such as a shelter manager, a services provider, a security guard and last a receptionist along with requiring several security cameras to be operated and monitored at the shelters.

Ms. Wilcox stated that staff will look at the additional provisions and confirm that they comply with the State law also any potential funding sources may have some requirements related to a number of on-site staff.

Acting Chair Commissioner Coleman asked if in the shelters that allow a family of five and there is a family where the mother is

expecting another child and delivers while living in that shelter will the family be kicked out on the street due to the additional child now living there.

Ms. Wilcox stated that she did not believe that the shelter would kick the family out but might relocate them to a different facility that can accommodate the larger family and it is the emergency shelter that has the six month limitation, but other transitional supportive housing has a long term and I gather it would be dependent upon the operator of the development.

Acting Chair Commissioner Coleman asked about if there will be some form of skill training or occupational learning or job preparation for the residents so that once their term is complete in the shelters they will not leave in the same if not poorer condition as they were when they arrived at the shelter six months prior.

Ms. Wilcox stated that it is dependent upon the operator of the development in terms of what services they can provide and often it is tied to the funding that is producing the development. The shelter is required certain level of services such as job training or assistance with finding a job and with regards to the family who size enlarges by an additional child if the family is in a housing unit because the City would be modifying the definition of a family and it is somewhat related, but with the modification they will not be kicked out.

Acting Chair Commissioner Coleman open the public hearings for the public to come forward to speak for or against this project.

FOR:

Mr. Jesus Hernandez representing Path Ventures at 812 Osage and 502-508 Eucalyptus and that he is in support of these projects.

Commissioner Springs asked the question of Mr. Hernandez if Path Ventures is an applicant who will be building low income and affordable housing of 1 to 3 bedrooms in the City of Inglewood instead of shelters for the homeless per the visual display before the Planning Commission.

Mr. Hernandez stated that the display is only for visual purposes and that they are in support of the Amendment that is being proposed by staff.

Commissioner Trejo stated that to clarify what is being presented is an Amendment to allow for emergency shelter transitional supportive housing and as builders support the ordinance and what Mr. Hernandez is giving a visual to the Planning Commission of an idea of what some of the transitional low income affordable housing looks like and also if the ordinance is approved that possibly in the future Path Ventures would like to be involved in the building of additional homeless shelters.

Mr. Hernandez stated that is correct.

Acting Chair Commissioner Coleman asked if Path Ventures is being funded by HUD.

Mr. Hernandez stated that a major portion of the financing that is used by Path Ventures to build these apartment affordable projects come indirectly through HUD, by HUD sending the funds

to the City and from there Path Ventures would propose funding from that specific City, and some funds come from the County, and some from the State, along with private financing such as Chase Bank and/or Bank of America.

Ms. Antonia Tanner, Inglewood resident, asked about Veteran's Housing and would it be a factor that would go into the proposal in this project.

Ms. Tatum stated that Veteran's Housing is one component of what is called special needs housing. Veterans in whatever state they may be in due to either being homeless or being in transitional room housing or emergency shelters would be eligible along with other special needs population, if they need those specific services which this ordinance focuses on.

Acting Chair Commissioner Coleman closed the public hearing and asked for the Staff Recommendations.

Ms. Tatum explained gave staff recommendations.

MOTION:

Commissioner Springs made the motion that the Planning Commission approve to adopt of the resolution recommending City Council adoption of Zoning Code Amendment 2013-01 (ZCA 2013-01) affirming Negative Declaration EA-ND-2013-16 and was seconded by Acting Chair Commissioner Coleman that Resolution No. 1676

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR APPROVAL, THE ADOPTION OF NEGATIVE DECLARATION EA-ND-2013-16 AND APPROVING ZONING CODE AMENDMENT ZCA-2013-01 TO AMEND ARTICLES 1, 1.1, 11 AND 19 OF CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO MODIFY REGULATIONS FOR EMERGENCY SHELTERS FOR THE HOMELESS, TRANSITIONAL/SUPPORTIVE HOUSING, AND OTHER MISCELLANEOUS HOUSING RELATED AMENDMENTS

be approved.

VOTE:

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

Ayes: Commissioners Springs, Trejo, and Acting Chair Commissioner Coleman.

Noes: None.

Ms. Tatum explained that there is no appeal process.

(8) PUBLIC COMMENTS:

There were none.

(9) PLANNING COMMISSION INITIATIVES:

Commissioner Trejo:

- 4569 Century Boulevard, corner of Fir & Century. There is a Beauty Salon that has a hand-painted sign on the west side

of the building that is on top and needs to be addressed.
Proper signage needs to be made aware of.

Ms. Tatum stated that staff will address

- 4490 Century Boulevard, saw a new shop called Dodhi Smoke Shop. Need to make sure that they are not selling marijuana or marijuana paraphernalia. Just want to make sure that establishment if needed a special use permit is obtained.
- Also wanted to look into the permits on file when that particular mini mall was established if this current use violates any conditions.

Ms. Tatum stated that she will notify code enforcement to address this issue.

Commissioner Coleman:

- Wants to ask staff to give a heads up to the Planning Commission of new retail and large popular or unpopular businesses that may come into the city by maybe placing just a notice in the monthly packets so they will know what to tell their constituents and effectively respond when questioned.

Ms. Tatum stated staff will attempt to make the determination and utilize judgment in making the Planning Commission aware of several new projects in the City.

Commissioner Springs:

- Since there is a policy that states that the City will not allow Beauty Salons and like uses within 300 feet of one another, why can't the Planning Commission by the zoning code state that no \$.99 cent stores and the like be used to stop over saturation of such stores.

Ms. Tatum stated that a Beauty Salon and not just a Beauty Supply which is retail and there is no limit that can be applied to Beauty Supply stores which are retail sales, which is where the \$.99 cent stores fall under or within, because they are retail sales.

(10) ADJOURNMENT:

Acting Chair Commissioner Coleman stated that the meeting be adjourned to the next Special Planning Commission Meeting dated for May 16, 2013 in Community Room on the first floor and declared this meeting adjourned at 8:40 p.m.

Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California

Approved this 3rd Day
of July, 2013

Acting Chairman
Commissioner Terry L. Coleman
City Planning Commission