

**MINUTES
INGLEWOOD PLANNING COMMISSION
MEETING
WEDNESDAY, JULY 3, 2013**

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its meeting on Wednesday, July 3, 2013, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by Commissioner Terry Coleman, the meeting was called to order at 7:06 p.m.

(2) ROLL CALL:

The roll was called:

Present: Commissioner Larry Springs
Commissioner Terry Coleman
Acting Chair Commissioner Richard Heath

Excused

Absence: Commissioner Aide Trejo

Staff: Christopher E. Jackson, Sr., Acting Planning Manager
Jeff Lewis, Assistant City Attorney
Mindy Wilcox, AICP, Senior Planner
Eddy Ikemefuna, Planner II
Arturo Salazar, Assistant Planner
Evangeline Lane, Acting Secretary

(3) APPROVAL OF MINUTES:

Commissioner Coleman made a motion that was seconded by Commissioner Springs to approve the Planning Commission meeting minutes of May 1, 2013 with corrections.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Coleman and Acting Chair
Commissioner Heath

Noes: None

(4) COMMUNICATIONS:

Mr. Christopher Jackson, Sr., Acting Planning Manager, stated:

- Item 6B, Staff is recommending that the item be continued to August 7, 2013, which is the next regularly scheduled Planning Commission meeting and at the appropriate time will request a motion to that extent.
- For the public's information the Planning Division will be holding a Community workshop on the Work Live Ordinance on Tuesday, July 23, 2013, 4th Floor of City Hall, and the time will be from 2:00p.m. until 5:00p.m.

(5) PUBLIC COMMENTS:

Teka-Lark Flemings, Inglewood Resident, Apposed to Agenda Item 7, DR-75, 2600 West Manchester Boulevard.

(6a) ZONING CODE AMENDMENT 2013-03 (ZCA-2013-03) TO CHAPTER 12:

A public hearing to consider Zoning Code Amendment 2013-03 (ZCA-2013-03) to Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code to modify Zoning fees and relocate them out of the Inglewood Municipal Code to a Master Fee Schedule.

After Senior Planner Mindy Wilcox gave staffs presentation, Acting Chair Commissioner Heath asked if there were any questions for staff.

Commissioner Coleman stated that he had a concern regarding the fees and if the fees will be addressed every year, every five years, or even every ten years and once it is passed through the Planning Commission the item will go forward to the City Council for consideration. Is there a possibility for this body to add a condition that every ten or five years that the fees be addressed due to the change in the economy and we want to be consistent and encourage development. Is there a set time when the fees will be checked to see if they will need to be either increased or decreased?

Ms. Wilcox stated that she is not certain at this time that the City Council has made a decision to check into the increase or decrease of the fees at this point and that they might be considering an annual consumer price index increase for some other time period but the Planning Commission can certainly make their recommendation.

Acting Chair Commissioner Heath commented that the last fees he saw was called a Planning Commission Review Fee at \$0 to \$250 and asked who would make that fee payment.

Ms. Wilcox stated that there are a few places in the code that mention a Miscellaneous Planning Commission Review and it is generally in the civic center zone and the open space zones, so only properties within those zones would be subject to it.

Acting Chair Commissioner Heath stated that he had two thoughts and he knows that it has already been done and that the Planning Commission has already looked at the increase before any prop. 13 issues and these are legitimate fees and not subject to prop. 13 restrictions and the terminology many times in the document refers to Planning Board and not sure if Planning should use the correct title either Planning Zoning or Zoning Planning Board, a sort of formal title in the code he feels.

Mr. Jackson stated that those corrections will be made.

Acting Chair Commissioner Heath declared open the public hearing and since there is no formal applicant wanted to remind the public to respond to Item 6A.

FOR:

None

AGAINST:

- Teka-Leak Flemings, Inglewood Resident.
- Randle Flemings, Inglewood Resident.

- Joe Podegracez, Inglewood Businessman, Shell Gas Station.

Acting Chair Commissioner Heath asked if there was anyone from the public who wanted to speak for or against this project to come forward, and there was no one, so he closed the public hearing and asked for staff recommendations.

Mr. Jackson explained the staff recommendations.

Acting Chair Commissioner Heath asked if there was any discussion from the Planning Commission.

Commissioner Springs stated that he had a concern that he wanted to address to the Planning Staff regarding what Commissioner Coleman had mentioned about the fees possibly increasing in a matter of time and in as little as one to two months and feels that he understands what the general public wants and his concern is again that the possibility with the fees increasing is there a way that it can be implemented in the Zoning Code that the fees shall rise within a five to ten year period?

Ms. Wilcox stated that the Planning Commission can recommend an annual CPI increase or for some other time period.

Mr. Jackson stated that in times past because the City did not have that annual CPI or did not have that frequency for reviewing fees at a set time this is why we end up with thirteen in one case and twenty-six years of time passing in another but it obviously is per view this Planning Commission to be able to determine what you would recommend to the City Council. He also stated that the City is holding the public hearing and forwarding this information to City Council because of a Chapter 12 and the way that it establishes fees in Chapter 12 and upon the City Council reviewing it and taking whatever action they are going to make it will also be initiating in an another action to create that fee schedule. At which time there will be additional public hearing and public input as well as determination of ordering a CPI or the set frequency in terms of time to review the fees.

Commissioner Springs stated that based upon the information that was just shared by the planning commission would it be apropos for this body to vote on this now or would it be better for us to table the vote for another time after it has gone on to the City Council.

Mr. Jackson stated that one of the issues that is holding up Planning being able to revise our fees is because of this very situation with Planning's fee schedule being in Chapter 12. So it is required before the City Council can even consider any unilateral fee changes to all of the fees in the City is that Planning staff go through this particular process and gain your input and forward that onto the City Council for their consideration.

Commissioner Coleman asked if he could suggest and if all Planning Commissioners agree that instead of every year set it for no less than three years and no more than five years before it is addressed and it is similar to a drivers license which can only be renewed every five years and he stated that he feels that this is fair and it can give the City Council some vision.

Acting Chair Commissioner Heath it is certainly within the per view of the commissioners it is a very wise of Commissioner

Coleman to spot the time element and the CPI issue sort of cuts both ways if we as the Commission leaves the fees alone the CPI might cause an automatic fee increase but it also tends to link it or cap it and since this is just going to the City Council this body can probably do a lot of interesting things with this ordinance.

MOTION:

Commission Coleman moved to affirm EA-SE-2013-27 and approve adoption of Zoning Code Amendment 2013-03 (ZCA-2013-03) with the recommendation to look at the scheduling no less than three years and no more than five and was second by Commissioner Springs that Resolution 1682;

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, THE AFFIRMATION OF EA-SE-2013-27, THE INCREASE OF PLANNING FEES, AND ZONING CODE AMENDMENT ZCA-2013-03 TO AMEND ARTICLES 1.1, 1.2, 10, 13, 17.1, 18.1, 22, 23, 24, 25, 26, 26.1, 26.2, 27, 28, 29, 30, AND 32 OF CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO REMOVE PLANNING FEES FROM THE ZONING CODE.

be approved.

The motion was carried by the following roll call vote:

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

Noes: None

Mr. Jackson noted there was no appeal procedure.

(6b) ZONING CODE AMENDMENT 2013-04 (ZCA-2013-04) TO CHAPTER 12:

A public hearing to consider Zoning Code Amendment 2013-04 (ZCA-2013-04) to Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code to establish density bonus provisions for affordable housing. **(This item is requested by staff to be continued to August 7, 2013)**

Acting Chair Commissioner Heath asked for a motion from the Planning Commission.

MOTION:

Commission Heath moved to approve continuation to a date certain of August 7, 2013 requested by staff and was second by Commissioner Springs.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Coleman and Acting Chair Commissioner Heath

Noes: None

(7) DESIGN REVIEW NO. 75 (DR-75) 2600-2610 WEST MANCHESTER BOULEVARD:

Design Review No. 75 (DR-75). A request for design review approval of a 6,816 square-foot single-story single-tenant commercial building located at 2600-2610 West Manchester Boulevard.

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

Commissioner Springs asked if the applicant was present and if they could ask questions of the applicant.

Acting Chair Commissioner Heath asked council if it would be allowed if the applicant is present.

Mr. Jeff Lewis stated that even though this is a design review and not a public hearing if the applicant is present the Commission can ask limited questions if they desire.

Commissioner Coleman mentioned that there was a public hearing on this property at last months' planning commission meeting.

Acting Chair Commissioner Heath stated that is correct that the public hearing was for the property and asked if there was a motion.

MOTION:

Commissioner Coleman motioned approval of Design Review No. 75 (DR-75) and was second by Acting Chair Commissioner Heath that Resolution No. 1683;

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A DESIGN REVIEW FOR JOE PODEGRACZ,
FOR A DEVELOPMENT OF A PREVIOUS GAS STATION
SITE ON A C-2 (GENERAL COMMERCIAL) ZONED
LOCATED AT 2600-2610 WEST MANCHESTER
BOULEVARD.**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Coleman and Acting Chair
Commissioner Heath

Noes: None

Mr. Jackson explained the appeal procedure.

(8) PUBLIC COMMENTS:

Teka-Lark Fleming, Inglewood Resident

- Against the project on Fifth Avenue and Manchester Boulevard, feels it would have been a great park for the public.
- Feels it inappropriate for paid speakers to come before the public and speak on behalf of an item during the public hearing portion.

Randal Fleming, Inglewood Resident

- Inquired about where and how would a member of the public be able to obtain a complete copy of the full Agenda packet prior to the start of the meeting instead of just a copy of the Agenda page which is online.

Mr. Christopher Jackson stated that the full Agenda packet is delivered to the Inglewood Main Library for the general public to have access the Thursday evening prior to the Wednesday planning commission meeting.

Mr. Jeff Lewis also mentioned that if the public wanted to obtain a personal copy of the full Agenda packet they have the option of going to the City Clerks office and making a public records request and pursuant to law the City would be required to provide a packet after the required fees have been paid.

(9) PLANNING COMMISSION INITIATIVES:

Commissioner Coleman:

- Congratulations to assistant planner Arturo Salazar.
- Safe Fourth of July for all.

(10) ADJOURNMENT:

Acting Chair Commissioner Heath thanked the public for attending the planning commission hearing this evening, remember the appeal periods and if there are any questions the Planning staff is equipped to aide and assist here at City Hall located on the fourth floor and with that he has declared this meeting adjourned at 7:35 p.m.

Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California

Approved this 4th Day
of September, 2013

Chairman Larry Springs
City Planning Commission