



**CITY OF INGLEWOOD  
PLANNING COMMISSION  
MEETING AGENDA**



April 2, 2014 7:00 P.M.  
City Council Chamber - Ninth Floor  
One Manchester Boulevard

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1. Pledge of Allegiance.
2. Roll Call.
3. Planning Commission Minutes Approval for March 5, 2014.
4. Communications from staff.
5. Public Comments Regarding Agenda Items. Persons wishing to address the Planning Commission on any item on the agenda, other than a public hearing, may do so at this time.
6. PUBLIC HEARINGS

- a) An application by Dr. Osemwota Omoigui, for Special Use Permit No. 1194 (SP-1194) to allow an event center with live entertainment and the sale of beer, wine and distilled spirits for on-site consumption on an approximately 7,500 square-foot C-1 (Limited Commercial) zoned property at 206 South Locust Street and legally described as Lot 1 and 2 of Tract No. 916 (AIN 4021-012-003). **(This item is requested by the applicant to be postponed to May 7, 2014.)**

A Notice of Exemption (EA-CE-2014-01) has been prepared stating that the proposed project is exempt from the California Environmental Quality Act (CEQA).

- b) An application by John Pappas, representing AT&T, for Special Use Permit No. 1195 (SP-1195) to allow an unmanned wireless telecommunication facility disguised as a 62-foot high clock tower within the common area of an existing shopping center on an approximately 8.4-acre C-2 (General Commercial) zoned property at 3380 West Century Boulevard.

A Notice of Exemption (EA-CE-2014-06) has been prepared stating that the proposed project is exempt from the California Environmental Quality Act (CEQA).

- c) An application by Keith Morris, representing American Legion Jackie Robinson Post # 252, for Special Use Permit No. 1196 (SP-1196) to allow an event center with live entertainment and the sale of beer, wine and distilled spirits for on-site consumption within a tenant space of a multi-tenant commercial building on a 1.4-acre C-2 (General Commercial) and P-1 (Automobile Parking) zoned site at 817 North La Brea Avenue). **(This item is requested by the applicant to be postponed to May 7, 2014.)**

A Notice of Exemption (EA-CE-2014-08) has been prepared stating that the proposed project is exempt from the California Environmental Quality Act (CEQA).

7. NON-PUBLIC HEARINGS

a) An application by John Pappas, representing AT&T, for Design Review No. 77 (DR-77) for a unmanned wireless telecommunication facility disguised as a 62-foot high clock tower within the common area of an existing shopping center on an approximately 8.4-acre C-2(General Commercial) zoned property at 3380 West Century Boulevard.

A Notice of Exemption (EA-CE-2014-06) has been prepared stating that the proposed project is exempt from the California Environmental Quality Act (CEQA).

8. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.

9. Commission Initiatives.

10. Adjournment.

If you will require special accommodations, due to a disability, please contact the Planning Division at (310) 412-5230 or FAX (310) 412-5681, One Manchester Boulevard, Fourth Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the hearing(s).

"Si no entiende esta noticia o si necesita más información, favor de llamar a este número (310) 412-5230."

In the event that the Planning Commission meeting of April 2, 2014, is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Planning Commission meeting.

**NEXT SPECIAL PLANNING COMMISSION MEETING:  
WEDNESDAY, APRIL 9, 2014  
7:00 P.M., LIBRARY LECTURE HALL, INGLEWOOD CITY HALL  
ONE MANCHESTER BOULEVARD  
INGLEWOOD, CA 90301**

# **March 5, 2014 Minutes**

**MINUTES  
INGLEWOOD PLANNING COMMISSION  
MEETING  
WEDNESDAY, MARCH 5, 2014**

**(1) PLEDGE OF ALLEGIANCE:**

The City of Inglewood Planning Commission held its meeting on Wednesday, March 5, 2014, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by Planning Commissioner Darius Leevy, the meeting was called to order at 7:10 p.m.

**(2) ROLL CALL:**

Present: Chairman Larry Springs  
Commissioner Darius Leevy  
Commissioner David Rice  
Commissioner Aide Trejo  
Commissioner Terry Coleman

Staff: Linda F. Tatum, AICP, Planning Manager  
Mindy Wilcox, AICP, Senior Planner  
Christopher E. Jackson, Sr., Senior Planner  
Jeff Lewis, Assistant City Attorney  
Laura Zingg, Planner  
Arturo Salazar, Assistant Planner  
Evangeline Lane, Acting Secretary

**(4) STAFF COMMUNICATIONS:**

Ms. Tatum stated that the November, 2013 Minutes will be ready for the April 2, 2014 Planning Commission Meeting, and requested a staff-initiated continued of Item 6C until the May 7, 2014 Planning Commission Meeting.

**(5) PUBLIC COMMENTS:**

None

**(6a) SPECIAL USE PERMIT NO. 1192 (SP-1192) 1000 SOUTH LA BREA AVENUE:**

A public hearing to consider an application by Steve Rawlings, for Special Use Permit No. 1192 (SP-1192) to allow the sale of beer, wine and distilled spirits for off-site consumption in an existing retail business with limited grocery sales on a CS (Commercial Service) zoned property at 1000 South La Brea Avenue.

Ms. Laura Zing, Planner made the staff presentation.

Commissioner Rice asked for clarification of the shelf space devoted to the sale of alcohol, beer and wine, and for elaboration on the convenience of alcohol sales for operation of this Family Dollar store.

Ms. Zingg stated that the applicant's representative is present to respond to these questions.

Chairman Springs asked for the applicant's representative to address the Planning Commission.

Assistant City Attorney, Jeff Lewis asked Chairman Springs for the opportunity to refresh the Planning Commission on a few key

point of the Convenience or Necessity finding that this SUP is subject to, prior to the applicant coming forward.

Chairman Springs approved and Mr. Lewis stated that as this Commission rarely receives a request for a Personal Convenience or Necessity determination (PCN), he wanted to make sure that the Commissioner were fully aware of this two-step process in which: 1) The applicant has the burden to show proof of convenience or necessity for providing these services, and 2) Planning Commission must consider and make its standard SUP findings.

Mr. Lewis advised the Commission of the following factors may be considered based on the applicants request for a finding that a personal convenience or necessity is warranted for this location based on the applicant's demonstration that:

- The proposed use will not be detrimental to the character or development of the immediate neighborhood,
- The economic benefit will outweigh the negative impact on the community as a whole,
- The issuance of an ABC license will provide a needed service that is currently not being met in the community,
- That the business cannot operate profitably without the requested liquor license,
- Reasonable efforts to seek reasonable community input,
- That there will be a net employment gain and that this is a unique business addition, or
- That there may be a positive cultural benefit for the community.

If the Commission determines that a personal convenience or necessity is warranted, it may then deal with the standard SUP findings.

Chairman Springs asked if these questions can be posed to the applicant and Mr. Lewis said that the Planning Commission may ask these questions to determine whether the applicant has met the burdens of proof for a convenience or necessity determination.

Chairman Springs asked the applicant's representative, Mr. Steve Rawlings, Murrieta, CA, consultant to Family Dollar Stores, to address the Planning Commission.

After Mr. Rawlings explained the decision of Family Dollar to request alcoholic beverage sales at this location, to provide a one stop shopping location for patrons.

Commissioner Leevy asked whether this store would carry a variety of alcoholic beverage from Coors beer to Jack Daniels and how would selling all types of alcohol affect the bottom line for Family Dollar—and whether it would add a tremendous increase in profits and lead to more jobs for people in the community.

Mr. Rawlings stated that the sale of beer and wine would assist the store in staying sustainable in the grocery market business. He stated that over 50 percent of sales are for food products. The remaining sales are for items such as pet food, baby diapers, and formula. Family Dollar has found that if the consumer can have one store to purchase all their items, they are more likely to patronize that store, allowing for a higher volume of purchases, which leads to being able to hire more

employees. Family Dollar store has learned that if a consumer must travel to multiple stores, sales volume will go down.

Commissioner Leevy, asked whether, even though Family Dollar is considered a discount store and has lower prices than some local grocery stores, would there be a large mark up in the price of its alcohol since the consumer would be paying for the convenience?

Mr. Rawlings stated that Family Dollar alcohol prices are not the highest priced, nor are they the lowest priced, but are considered in the middle range.

Commissioner Rice asked how many employees are at the store and its operating hours. Mr. Rawlings responded that there are typically four to five individuals per shift and there are two and one-half shifts at this location. Working on a 40-hour schedule for seven days a week this is about 12 to 14 employees per week. The store hours are from 8:00 AM until 10:00 PM except Thanksgiving, Christmas, and New Year's when the store is open until 11:00 PM.

Commissioner Rice asked for clarification of the size of the area for alcohol display in the store, and Mr. Rawlings stated that the area is twelve-feet wide by two-feet deep, four shelves high, for a total area of 24 square-feet. There would be four shelves in this area for alcohol display.

Commissioner Coleman asked how many Family Dollar stores are in the Los Angeles area; how many stores in California sell beer and wine, and who is the target market for beer and wine. He noted that not many soccer moms purchase beer and wine when they are shopping, and the majority of alcohol shoppers are typically men who enjoy watching sports. If the soccer mom is not the main alcohol purchaser, how will the store make a profit?

Mr. Rawlings stated that he did not have an accurate number of the Family Dollar stores in the Los Angeles area but believes that it is about 200-250 in California. He said that of the 250 stores about 25-50 currently sell beer and wine, but they are trying to get licenses at all their stores, but it is a slow process.

Mr. Rawlings stated that three quarters of their shoppers are women, and that it has been proven when there is one place to go for all shopping needs, more money is spent in that location.

Chairman Springs asked that of the 8000 Family Dollar stores in the United States, how many have beer and wine licenses in the Los Angeles area; and how important is it for this store to sell beer and wine when there is a 7/11 around the corner and a grocery store across the street.

Mr. Rawlings, stated that they have ABC licenses at about 25 stores in the Los Angeles area where it has been shown that if consumers at the store are aware of the availability of beer and wine, they will spend more money at the store.

Chairman Springs opened the public hearing for Item 6A, SP-1192.

**FOR:**  
None

**AGAINST:**

LeRoy Fisher  
Ethel Austin  
Arlene Sliagh  
Mario Jaime  
Stewart Bailey  
Maxine Toller

Chairman Springs closed the public hearing and asked for comments from the Planning Commission.

Commissioner Trejo stated that some may know how she has voted in the past with regards to various issues, in particular, the sale of beer and wine. She stated that she listened very intently to the representative's comments and those from the community against another business selling beer and wine in this community. She stated that she did not hear proof of convenience or necessity for another license to sell beer and wine in this community which is already saturated with businesses that have liquor licenses.

Commissioner Leevy stated that he has shopped with his family at this store and seen that it is not what is considered a discount store and if it were a discount store requesting a liquor license, he would vote against that. He stated that this store is a quality store with decent prices and one-stop shopping for the convenience of the customer, which is a good thing. He stated that he does not believe that everyone who purchases liquor or alcohol is a bad person, nor does it mean that everyone who purchases liquor has a problem or something bad will happen to them. He said that the City needs responsible retailers and he feels that Family Dollar is a responsible retailer. He also says that what is needed in the City is sustainability—for businesses to see that they can thrive and grow. When they can see this they will be more apt to come to Inglewood to open responsible retail establishments.

Chairman Springs asked for a motion.

**MOTION:**

Commissioner Trejo made a motion to deny Special Use Permit No. 1192 to allow the sale of beer, wine or distilled spirits for off-site consumption in an existing retail business with limited grocery sales located at 1000 S. La Brea Ave., and not to affirm Categorical Exemption EA-CE-2013-74, and to not adopt the attached resolution due to the required findings that the granting of this request for a public convenience or necessity cannot be made in as much as there are already six active off-sale licenses within the surrounding area that provide alcohol sales to the community, thus there is no necessity or convenience being provided with this request since the service is being provided by other locations in very close proximity to 1000 S. La Brea Ave. Additionally, the granting of this request for a location within crime reporting district number I-25, would be detrimental to the immediate neighborhood because this district has seen an increase in crime from 213 incidents in 2010 to 234 incidents in 2012 and adding another off-sale license for alcohol at this location could contribute to alcohol-related crimes, and other crimes, potentially increasing crime incidents even more. Already the ratio of active off-sale licenses per residents in census track 6011 is higher than the

overall ratio of the city and allowing one more license at this location would have a negative effect on the general welfare, and safety of the neighboring properties. In addition, testimony at this Commission hearing has been presented and a communication received, all opposing the issuance of another permit to allow the sale of alcohol in an area which has the highest concentration of permits in the city, attesting to the concern of additional liquor licenses in the area. It was seconded by Commissioner Coleman, that Resolution No. 1696 be approved:

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, TO DENY A CERTAIN SPECIAL USE PERMIT TO ALLOW THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR THE OFF-SITE CONSUMPTION IN AN EXISTING RETAIL BUSINESS WITH LIMITED GROCERY SALES ON C-S (COMMERCIAL SERVICE) ZONED PROPERTY AT 1000 SOUTH LA BREA AVENUE.**

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Trejo, Coleman and Chairman Springs

Nos: Commissioner Leevy

Ms. Tatum explained the appeal procedure.

**(6b.) SPECIAL USE PERMIT NO. 1193 (SP-1193) 1031 WEST MANCHESTER BOULEVARD:**

A public hearing to consider an application by Lynne Weaver, for Special Use Permit No. 1193 (SP-1193) for a proposed brewery (permitted by right) to allow the sale of beer and/or wine for on-site and off-site consumption and to permit an outdoor dining area on a 2.99 acre C-3 and M-1 (Heavy Commercial and Light Manufacturing) zoned property at 1031 West Manchester Boulevard.

Ms. Laura Zingg, Planner made the staff presentation.

Ms. Lynn Weaver, the applicant, of Malibu, California, described the project and the request stating that the brewery would be something new to the City of Inglewood that would bring in new traffic for beer-tasting; would be educational by allowing the public to see how beer is made and bottled for sale. She indicated that the business will donate to local non-profits in the Inglewood area, including the Inglewood Unified School District. Ms. Weaver stated that the brewery would use surrounding restaurants for delivery food service.

Commissioner Trejo asked Ms. Weaver if she had already reached out to local restaurants for delivery to the brewery and Ms. Weaver stated that the restaurants will be asked to provide their menus for call up delivery orders.

Chairman Springs opened the public hearing.

**FOR:**

Juanita Withrow  
Chris Davis  
Kristofer "Kip" Barnes  
LeRoy Fisher

Ethel Austin  
Abdul Sherrif  
Jim Withrow

**AGAINST:**

Arlene Sligh  
Stewart Bailey

Chairman Springs closed the public hearing and asked for comments from the Planning Commission.

Commissioner Leevy commended the applicant for coming to the City and offering to donate to the local school district/non-profits.

Commissioner Rice stated that this type of business would be nice for the City but was concerned that the pricing might be outside local resident's budget, and about customers potentially leaving the brewery without eating in a state of intoxication.

Commissioner Coleman stated that he is more acquainted with wine tasting and his understanding is that you taste it without ingesting the wine. He was also concerned about customers not eating and driving from the brewery intoxicated.

Ms. Weaver responded that beer costs will be from \$5.00 - \$7.00 per pint in the tasting room, which is a typical retail price. Beer for onsite consumption is served in a growler and can be refilled from the tap. Beer for off-site consumption is capped and sealed in four one-pint take home containers (64 ounces) which sell for \$16-\$18.

Chairman Springs asked for a motion.

**MOTION:**

Commissioner Trejo made the motion to approve Special Use Permit No. 1193 (SP-1193) and affirm Categorical Exemption EA-CE-2013-76 and adopt the attached resolution including finding that the applicant will provide a convenience or necessity that adds a unique destination in the city, and requested the addition of four conditions: 1) that an enclosed trash area, as approved by staff, be provided within the outdoor seating area; 2) that evidence of contact, in the form of letters from surrounding eating establishments that they will provide delivery to Three Weavers Brewery when food is ordered, shall be provided to the planning staff at the appropriate time; and that this list of eating establishments with their phone numbers that will be provided to customers, be given to Planning Division staff prior to site plan review and 3) that evidence of support to local organizations be provided to Planning Division staff and included in the project file; and 4) that a one-year review is conducted of the operation and at that time, all evidence that is part of the conditions shall be made part of the file and presented to the Planning Commission. There was a second by Commissioner Rice that Resolution No. 1699 be approved:

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING  
A CERTAIN SPECIAL USE PERMIT TO LYNNE  
WEAVER, OWNER OF THREE WEAVERS BREWERY, CO.,  
LLC., TO ALLOW 1) THE SALE OF BEER AND/OR  
WINE FOR ON-SITE AND/OR OFF-SITE CONSUMPTION**

**AND 2) TO PERMIT AN OUTDOOR DINING AREA IN CONJUNCTION WITH A BREWERY (PERMITTED BY RIGHT) ON A 2.99-ACRE C-3 AND M-1 (HEAVY COMMERCIAL AND LIGHT MANUFACTURING) ZONED PROPERTY AT 1031 WEST MANCHESTER BOULEVARD.**

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Trejo, Coleman and Chairman Springs

Nos: None

Ms. Tatum explained the appeal procedure.

**(6c.) ZONING CODE AMENDMENT ZCA-2013-07 OF CHAPTER 12:**

A public hearing to consider Zoning Code Amendment ZCA-2013-07 to Chapter 12 of the Inglewood Municipal Code to modify regulations for work-live units and Zone Change ZC 2013-01 to establish a work-live overlay zone.

**(This item is requested by staff to be postponed to May 7, 2014.)**

**MOTION:**

Commissioner Coleman made a motion to postpone Zoning Code Amendment ZCA-2013-07 to Chapter 12 of the Inglewood Municipal Code to the Planning Commission meeting dated May 7, 2014 per the request of staff and was second by Commissioner Trejo.

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Trejo, Coleman and Chairman Springs

Nos: None

**(7) PUBLIC COMMENTS:**

- LeRoy Fisher
  - o What is the out-come of the AutoZone on Manchester Boulevard and 5th Avenue?
  - o What is happening with the old Safeway Store that was located on 84th and Crenshaw?
  - o Why was there an approval by this Planning Commission to allow a church to go in and occupy the old 5th Avenue Theater on Manchester Boulevard and 5th Avenue?

Chairman Springs closed the public comments and asked for commission initiatives.

**(8) PLANNING COMMISSION INITIATIVES:**

Commissioner Leevy:

- Answered Mr. Fishers' questions.

**(9) ADJOURNMENT:**

Chairman Springs adjourned the meeting at 9:07 p.m.

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Evangeline Lane, Acting Secretary  
City Planning Commission  
Inglewood, California

Approved this 2nd Day  
of April, 2014

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Chairman Larry Springs  
City Planning Commission

**Agenda Item 6a.**

**Agenda Item 6a.:**

**Is being requested by the applicant to  
be rescheduled to the May 7, 2014,  
Planning Commission meeting.**

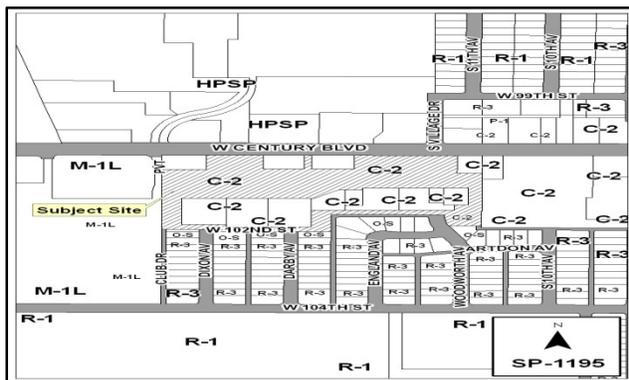
**Agenda Item 6b.**



# CITY OF INGLEWOOD PLANNING COMMISSION AGENDA REPORT



<b>Date:</b> April 2, 2014	<b>Agenda Items Number:</b> 6b and 7a
<b>Case Number:</b> Special Use Permit No. 1195 (SP-1195); Design Review No. 77 (DR-77)	
<b>Type of Action:</b> Public Hearing and Non-Public Hearing	
<b>Request:</b> a) To allow an unmanned wireless telecommunication facility camouflaged as a 62-foot high clock tower located within the common area of an existing shopping center on an approximately 8.4-acre, C-2 (General Commercial) and Supplemental Design Review zoned property; and b) Approve the design proposal for the clock tower camouflaged as a wireless telecommunication facility.	
<b>Applicant:</b> John Pappas, representing AT&T	
<b>Project Address:</b> 3380 W. Century Boulevard	
<b>Legal Description:</b> Lot 1 of Tract No. 61935 (AIN 4030-002-044)	



**General Plan Designation:** Commercial  
**Zoning:** C-2 (General Commercial) and Supplemental Design Review  
**Associated Cases:** None  
**Surrounding Land Uses:**  
 North – Commercial  
 South – Residential  
 East – Commercial  
 West – Commercial

**Public Notification:** On Friday, March 21, 2014, notices were mailed to all property owners within a 500-foot radius of the subject site and a notice was published in the California Crusader as required by the Inglewood Municipal Code.

### RECOMMENDATION

Consider the staff report and the public testimony and make a determination. If the Planning Commission determines to approve the request, it is recommended to:

- 1) Affirm Categorical Exemption EA-CE-2014-06,
- 2) Adopt the attached resolution approving SP-1195, and
- 3) Adopt the attached resolution approving DR-77.

If the Planning Commission determines to deny the request, it is recommended that the Commission make the appropriate findings.

## **BACKGROUND**

The Inglewood Municipal Code (IMC), Chapter 12, Articles 7, 25 and 31, requires approval of a Special Use Permit for the installation of wireless telecommunications facilities when in compliance with Article 31 of Chapter 12 on the IMC. The subject site is developed with a multi-tenant shopping center and is located within the Village Specific Plan Area with Supplemental Design Review Overlay. The applicant, John Pappas, representing AT&T Wireless, is requesting approval to install 12 panel antennas camouflaged within a proposed 62-foot high clock tower located within the common area of a shopping center approved under Planned Assembly Development/Special Use Permit No. 960 and Design Review No 60 (DR-60) on an approximately 8.4-acre C-2 (General Commercial) and Supplemental Design Review zoned property at 3380 West Century Boulevard. Also, the IMC Chapter 12, Article 14 requires Planning Commission design review for the tower.

On June 2, 2004, the Planning Commission approved Special Use Permit No. 960 for a Planned Assembly Development (PAD) that allowed the construction of an approximately 193,000 square-foot retail/restaurant shopping center. The PAD allowed the development of 14 pads including the parking lot. The Planning Commission also approved an Operation and Easement Agreement (OEA) which provides for common access, parking, landscaping, perimeter improvements and exterior lighting. The clock tower is consistent with the provisions of the OEA that governs the activities, maintenance, and access within the common area in that it provides a unique and attractive feature that enhances the entire shopping center.

Properties to the east and north east of the project site are zoned C-2 and developed with commercial uses. The property to the north of the project site is zoned C-R (Commercial Recreation) and developed with a shopping center. Properties to the west are zoned M-1L (Limited Manufacturing) and developed with shopping centers and retail stores. Properties to the south of the subject site are zoned O-S (Open Space) and developed with multiple-family residential units.

## **DISCUSSION**

### Architectural Design

The applicant proposes to install 12 panel antennas, two Global Positioning System, 24 Remote Radio Units (RRUs) and associated equipment located within a 20-foot 4-inch by 19 feet dimensions of the 62-foot high tower. The tower will be located within an existing planter area along the western property line of the parking area. The antennas will be mounted 60 feet high behind the clock face within the tower. Access to the equipment room is via a door located on the south elevation of the proposed structure. Access to the tower roof is via a ladder that is accessed from the interior of the structure. Associated equipment racks that house other equipments are located on the floor of the tower. Other equipment such as the air conditioning units and transformer, will be located on a concrete pad behind the existing landscaped south of the tower from public view on all sides. Additional landscaping is proposed around the pad to further screen the equipment. There are no maintenance issues on the site.

The IMC require exterior finishes for the facility and accessory equipment to consist of non-reflective material(s) and be painted, screened, or camouflaged to blend with the materials and colors of surrounding buildings, structures, and/or landscaping. As proposed, the antennae and associated equipment are in compliance with all code requirements.

#### Servicing

A service technician will visit the site once a month during regular business hours for general maintenance. The applicant will be assigned the use of one (1) parking space for the monthly maintenance and servicing of the equipment and during emergencies. The shopping center was developed with 878 parking spaces in excess of the Code-required 506 parking spaces.

#### Proposed Wireless Providers

AT&T Wireless is a public utility company that is licensed and regulated by the California Public Utilities Commission (CPUC) as an authorized wireless telecommunications service providers for Southern California. As a licensee authorized by the Federal Communications Commission (FCC), AT&T Wireless establishes a network of cellular sites to serve the telecommunications needs of the Los Angeles County metropolitan area and beyond. Each cellular site, or base station, consists of transmitting and receiving antennae to provide uninterrupted communications in the geographic area served by AT&T Wireless. The applicant has indicated that the new antennas will improve the service capabilities within the AT&T system and within the Inglewood area.

There are approximately five wireless telecommunications facilities within one mile of the subject site. Table below shows existing telecommunications facilities within a one-mile radius of the project site.

Operator	Address	Facility Type	Approval
Sprint/Nextel	3141 West Century Boulevard	64-foot Monopole	SP-892
T-Mobile	3730 West Century Boulevard	64-foot Monopole Co-location	SP-765
Verizon Wireless	3738 West Century Boulevard	64-foot Monopole Co-location	SP-676: SP-745
Sprint/Nextel	3738 West Century Boulevard	59-foot Co-location Monopole	SP-876 SP-1024
Metro PCS: Royal Street Communication	3742 West Century Boulevard	59-foot Co-location Monopole	SP-876; SP-1024

AT&T Wireless operates five telecommunications facilities within the City of Inglewood and none is within one mile of the project site.

The Federal Communications Act of 1996, Section 704 of Title 7, states that no state or local government may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with FCC's regulations concerning such emissions.

#### Design Review

The proposed 62-foot high clock tower will have a Mediterranean design and features columns around the clock face and larger pilasters at the four corners below. The clock face will be placed on Fiber Re-enforced Plastic (FRP). The FRP will provide screening for the proposed antennas and will be texture to match the exterior of the structure. The clock tower will have a two-foot high parapet wall finished with cornices at the edges. The remainder of the clock will have concrete masonry block and split-face masonry block to match the exterior of the existing center. A tile veneer that compliments the adjacent buildings is also proposed at the lower portion of the tower. The pilasters match the adjacent building exterior. Art Deco-styled light fixtures similar to the fixtures on the adjacent buildings are proposed. Two of the art Deco fixtures will act as screening for the two GPS antennas.

#### Landscaping

The applicant proposes additional landscaping around the clock tower and around the equipment pad located on south of the tower. The landscaping within the shopping center is in good condition and well maintained.

#### Site Plan Review Required

If the Planning Commission approves the request, the applicant will be required to complete the Site Plan Review process. The proposed plans are required to comply with all applicable provisions of the Zoning Code and receive approval from the Planning Division, the Public Works Department, the Los Angeles County Fire Department, and any other applicable City departments. Additionally, the plans must comply with applicable regulations of the Federal Communications Committee (FCC), the California Public Utilities Commission (CPUC), the operational standards of American National Standards Institute (ANSI) and the Institute of Electrical Engineers (IEE).

#### General Plan and Environmental Considerations

The proposed project is consistent with the Land Use Element of the General Plan in that it provides a service that satisfies a unique need of residents. The proposal will not create any additional impact on public services. This project is exempt from environmental review per the requirements of the California Environmental Quality Act - Section 15303 (c), that exempts the construction of new structure less than 10,000 square feet in floor area on sites zoned for such use, and a Notice of Exemption (EA-CE-2014-06) was prepared, a copy of which has been available for review in the Planning Division office located on the fourth floor of City Hall. An electronic copy is available by email request at [efunn@cityofinglewood.org](mailto:efunn@cityofinglewood.org).

**Prepared by**

**Reviewed by**

**Submitted by**

Eddy Ikemefuna  
Planner II

Christopher E. Jackson Sr.  
Senior Planner

Linda F. Tatum, AICP  
Acting Economic and Community  
Development Director

**Attachments:**

- Attachment 1 - Reduced Plans
- Attachment 2 - Photo Simulation
- Attachment 3 - Draft Resolution for SP-1195
- Attachment 4 - Draft Resolution for DR-77



1 Notice of the time and place of the hearing was given as required by law,  
2 and;

3 The Planning Commission conducted the hearing at the time and place  
4 stated in the notice and afforded all persons interested in the matter of the Special  
5 Use Permit, or in any matter or subject related thereto, an opportunity to appear  
6 before the Commission and be heard and to submit any testimony or evidence in  
7 favor of or against the granting of the permit.

8 **SECTION 2.**

9 The Planning Commission has carefully considered all testimony and  
10 evidence presented at the hearing and now finds as follows:

- 11 1. That the proposed facility will be an enhancement to the City due to its  
12 ability to provide additional communication service.
- 13 2. That the proposed facility will be aesthetically integrated into the design  
14 and landscaping of its site and surrounding land uses.
- 15 3. That the proposed facility has been evaluated within the context of the  
16 ultimate anticipated network of facilities of both the applicant and other  
17 commercial mobile carriers so as to reduce the number of facilities needed  
18 to provide expanded service.
- 19 4. That the proposed facility has been located and designed for co-location to  
20 the maximum extent possible.
- 21 5. That the proposed facility will comply with FCC regulations regarding,  
22 interference with the reception or transmission of other wireless service  
23 signals within the City and surrounding community.
- 24 6. That the proposed facility will operate in compliance with all other  
25 applicable federal regulations for such facilities, including safety  
26 regulations.
- 27 7. That the proposed facility is necessary in order to assist in filling a gap in  
28 telecommunication service in the community.

- 1 8. That the site is adequate in size and shape to accommodate the proposed  
2 telecommunications facility use.
- 3 9. That the site for the proposed use is served by streets of appropriate width  
4 and function to carry the kind of traffic to be generated, and the site has  
5 sufficient on-site parking facilities.
- 6 10. That this application is in compliance with the applicable provisions of  
7 Chapter 12, Articles 7, 25, and 31 of the Inglewood Municipal Code.
- 8 11. That the granting of the Special Use Permit with the conditions  
9 incorporated herein will not be detrimental to properties in the immediate  
10 neighborhood and will not have a negative effect on the public safety or  
11 general welfare of the community.
- 12 12. That the proposed use conforms to the guidelines of the Inglewood General  
13 Plan and respects established zoning practice.
- 14 13. That the Planning Commission Categorical Exemption No. EA-CE-2014-06  
15 stating that the proposed project is exempt from environmental review per  
16 the requirements of the California Environmental Quality Act - Section  
17 15303 (c), that exempts the construction of new structure less than 10,000  
18 square feet in floor area on sites zoned for such use.

19 **SECTION 3.**

20 **NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF**  
21 **INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

22 That Special Use Permit No. 1195 is hereby granted subject to the following  
23 conditions and limitations:

- 24 1. That the applicant shall adhere to all applicable provisions of the Inglewood  
25 Municipal Code.
- 26 2. That the applicant shall obtain Site Plan Review (SPR) approval from the  
27 Planning Division and adhere to all applicable SPR conditions.

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- 1 3. That the applicant shall obtain approvals from the Planning Division, the  
2 Redevelopment Division, Building and Safety Division, and all other  
3 applicable City of Inglewood departments prior to installation of the  
4 telecommunications facility.
- 5 4. That all improvements to the property shall be continuously maintained,  
6 including repairs to the structures, replacement of dead and diseased plants  
7 and maintenance of the natural palm tree.
- 8 5. That the applicant must submit to the Planning Division copies of the  
9 license issued by the Federal Communications Commission for this project  
10 and documentation of the authorization to operate in California from the  
11 California Public Utilities Commission prior to receiving final approval  
12 from the Planning Division.
- 13 6. That the facility will be operated within the standards established by the  
14 Federal Communications Commission and the California Public Utilities  
15 Commission for continuous safe public exposure to radio frequency  
16 emissions.
- 17 7. That in the event the 62-foot high wireless telecommunications clock tower  
18 with twelve panel antennas, two Global Positioning Satellite Antennas  
19 (GPS), 24 Remote Radio Units, and associated equipment are no longer  
20 needed for their intended purpose, they shall be removed from the site by  
21 the applicant and/or property owner within 30 days upon cessation of  
22 facility operation.
- 23 8. That in case of a further co-location request, the request must be  
24 aesthetically integrated into the current design.
- 25 9. That the applicant obtains a business license from the Business License  
26 Division prior to operation of the wireless telecommunications facility.

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1 10. That the applicant shall record this resolution with the Los Angeles County  
2 Recorder's office prior to final plan approval being issued by the Planning  
3 Division.

4 11. That this Special Use Permit shall become null and void if not utilized  
5 within one (1) year of the effective date hereof. If any portion of the Special  
6 Use Permit is not fully utilized in the time period specified, the applicant  
7 will lose that portion of the privileges granted under this approval.

8 12. That the granting of this Special Use Permit is contingent upon the further  
9 limitation that the Special Use Permit is not valid until all conditions have  
10 been complied with. Failure to comply with any of these conditions shall be  
11 cause for revocation of this Special Use Permit.

12 **SECTION 4.**

13 The Secretary of the Planning Commission is hereby instructed to forward a  
14 certified copy of this resolution to the applicant as evidence of the action taken by  
15 this Commission in the matter and to forward a copy to the City Council for their  
16 information.

17 This resolution for SP-1195 is passed, approved and adopted this second  
18 day of April, 2014.

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22 **Larry Springs, Chairman**  
23 **City Planning Commission**  
24 **Inglewood, California**

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27 **Evangeline Lane, Acting Secretary**  
28 **City Planning Commission**  
**Inglewood, California**

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RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY JOHN PAPPAS, REPRESENTING AT&T, FOR DESIGN REVIEW NO. 77 (DR-77) TO APPROVE A 62-FOOT HIGH CLOCK TOWER CAMOULFLAGED AS A WIRELESS TELECOMMUNICATION FACILITY LOCATED WITHIN AN EXISTING SHOPPING CENTER ON AN 8.4-ACRE, C-2 (GENERAL COMMERCIAL AND SUPPLEMENTAL DESIGN REVIEW ZONE AT 3380 WEST CENTURY BOULEVARD.

(Case No. DR-77)

**SECTION 1.**

Pursuant to Chapter 12, Article 14 of the Inglewood Municipal Code, there was filed with the Planning Commission of the City of Inglewood, California on the 24th day of March, 2014, an application by John Pappas, representing AT&T for Planning Commission Design Review and approval for a proposed 62-foot high clock tower camouflaged as a wireless telecommunication facility located within an existing shopping center on an approximately 8.4-acre site located in the C-2 (General Commercial and Supplemental Design Review zoned property located at 3380 West Century Boulevard, Inglewood, on real property legally described as:

**Lots 1 of Tract No. 61935 (AIN 4030-002-044)**

The application was set for review before the Planning Commission in the City Council Chamber in the City Hall on the second day of April, 2014, beginning at the hour of 7:00 p.m., and;

**SECTION 2.**

The Planning Commission has carefully reviewed the design review request and being advised finds as follows:

1. That the application is in compliance with the provisions of Chapter 12, Article 14 of the Inglewood Municipal Code.
2. That the proposed design concept is consistent with the Land Use Element of the Comprehensive General Plan.

3. That the proposed development conforms to the requirements of Design Review as specified in Section 12-35.3 of the Inglewood Municipal Code.
4. That the approval of this Design Review with the conditions incorporated herein will not be detrimental to properties in the immediate neighborhood and will not have a negative effect on the public health, safety, or general welfare of the community.
5. That the Planning Commission Categorical Exemption No. EA-CE-2014-06 stating that the proposed project is exempt from environmental review per the requirements of the California Environmental Quality Act - Section 15303 (c), that exempts the construction of new structure less than 10,000 square feet in floor area on sites zoned for such use.

**SECTION 3.**

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:**

That Design Review No. 77, as applied for, is hereby granted subject to the following conditions and limitations:

1. That the applicant shall obtain site plan review approval from the Planning Division and shall comply with all the conditions of site plan review and Special Use Permit No. 1195 (SP-1195).
2. That the project shall fully comply with, and obtain approval from the Planning Division, the Los Angeles County Fire Department, the Public Works Department, Building and Safety Division, and all other applicable City of Inglewood departments.
3. That the applicant shall adhere to all applicable provisions of the Inglewood Municipal Code.
4. That all improvements to the property shall be continuously maintained including repairs to structures and replacement of dead or diseased plant material.

1 5. That the applicant shall record this resolution with the Los Angeles County  
2 Recorder's office prior to Planning Division approval of the final plans.

3 6. That the granting of this Design Review is contingent upon the further  
4 limitation that the approval is not valid until all conditions have been complied  
5 with. Failure to comply with all conditions could result in the revocation of this  
6 Design Review approval.

6 **SECTION 4.**

7 The Secretary of the Commission is hereby instructed to forward a certified copy of this  
8 resolution to the applicant as evidence of the action taken by this Commission in the  
9 matter and to forward a copy to the City Council for their information.

10 This resolution for DR-77 is passed, approved and adopted this second day of April, 2014.  
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13 \_\_\_\_\_  
14 Larry Springs, Chairman  
15 City Planning Commission  
16 Inglewood, California

15 **ATTEST:**

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17 Evangeline Lane, Acting Secretary  
18 City Planning Commission  
19 Inglewood, California  
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**Agenda Item 6c.**

**Agenda Item 6c.:**

**Is being requested by the applicant to  
be rescheduled to the May 7, 2014,  
Planning Commission meeting.**

**Agenda Item 7a.**

**Agenda Item 7a.:**

**See Agenda Item 6b.**