



**CITY OF INGLEWOOD
SPECIAL PLANNING COMMISSION
MEETING AGENDA**



April 9, 2014 7:00 P.M.
Library Lecture Hall - Second Level Across from Library
One Manchester Boulevard

1. Pledge of Allegiance.
2. Roll Call.
3. Planning Commission Minutes Approval for November 6, 2013.
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. A public hearing to consider an application by Barry W. Berkett representing Thrifty Oil, for Special Use Permit No. 1199 (SP-1199) to allow a Community Center as a transitional use on R-1 (One-family Residential) zoned property at 6500 South La Cienega Boulevard and legally described as the lot bounded on the north by the south line of Fairview Boulevard on the south and southeast by line of La Tijera Boulevard and on the west by east line of La Cienega Boulevard part of the north 1/2 of the Southeast 1/4 of Section 20, Township 2 South, Range 14 West (APN 4001-014-001).

A Notice of Exemption (EA-CE-2014-23) has been prepared stating that the proposed project is exempt from the California Environmental Quality Act (CEQA).
7. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
8. Commission Initiatives.
9. 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 this Special Planning Commission meeting of April 9, 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 PLANNING COMMISSION MEETING:
WEDNESDAY, MAY 7, 2014
7:00 P.M., CITY COUNCIL CHAMBERS, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301**

November 6, 2013 Minutes

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 6, 2013

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its meeting on Wednesday, November 6, 2013, 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 7:01 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

(3) APPROVAL OF MINUTES:

Chairman Springs asked for a motion to approve the minutes of September 4, 2013. Commissioner Coleman made a motion that was seconded by Commissioner Trejo to approve the Planning Commission meeting minutes of September 4, 2013 with corrections.

The motion was carried by the following roll call vote:

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

Noes: None

(4) STAFF COMMUNICATIONS:

Ms. Tatum introduced Abdul "Abdurahman" Lachgar, a new Planning intern who is a graduate student at the University of California, Irvine.

Chairman Springs asked about requesting a continuation of agenda items 6G and 7A, and Ms. Tatum responded that he should request that the items be continued date certain to December 4, 2013, and approved by a motion and vote of the Planning Commission.

Chairman Springs asked for a motion.

MOTION:

Commissioner Coleman made a motion to continue items 6G and 7A to December 4, 2013, at 7:00pm, the Planning Commissions regularly scheduled meeting date and Commissioner Trejo, second.

The motion was carried by the following roll call vote:

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

(5) PUBLIC COMMENTS:

- Mr. Chris Mercier, Inglewood Resident, For the Live/Work Amendment.
- Ms. Ann La Rose, Inglewood Resident, For the Live/Work Amendment.

(6a) PLANNED ASSEMBLY DEVELOPMENT/SPECIAL USE PERMIT NO. 1176 (PAD/SP-1176) AT 8451 SOUTH CRENSHAW BOULEVARD:

A public hearing to consider an application by Michael G. Stewart, representing One Crenshaw LLC, to approve Final (Precise) Plans for a Planned Assembly Development/Special Use Permit (PAD/SP-1176) to convert a previously approved private school and recreational use in a vacant 22,282 square-foot commercial building, to a shopping center with up to four tenant spaces on a 1.6-acre site located in the C-2 (General Commercial) and P-1 (Automobile Parking) zoned property located at 8451 South Crenshaw Boulevard and to affirm a Notice of Exemption (EA-CE-2013-08) in compliance with the California Environmental Quality Act (CEQA).

Christopher Jackson, Sr. made the staff presentation.

Commissioner Trejo asked Mr. Jackson to describe the treatments on the rear of the building along the alley.

Mr. Jackson noted the treatment along the alley area was graffiti-resistant paint and that the parking area in the rear of the site is used by the church and is active so there is an incentive for the rear of the building to be maintained.

Commissioner Leevy asked if the owners mentioned any discussions with franchises or chain establishments to lease the building.

Mr. Jackson stated that the applicant is present and can respond to that question.

Ms. Nicole Smith, the Katherman Company, Torrance, California representing One Crenshaw, LLC, spoke for this development. Ms. Smith stated that the applicant is marketing the site but no tenant has been selected. She described the project and that 97 parking spaces are provided, exceeding the 81 spaces required. She noted changes to the landscape plans in the packets resulting from working with the planning division.

Ms. Smith spoke about the additional trees and planters that will be provided on the site, and security measures to both the front and rear parking lot area, and the added lighting and graffiti resistant paint to keep the rear area of the building looking clean and attractive.

Ms. Smith noted the off-site improvements on the project of over \$85,000, including sidewalk repair and removal and replacement of older trees that were damaging the sidewalk.

Commissioners Leevy asked Ms. Smith to elaborate on the types of businesses contacted as possible tenants and she responded that Mr. James Brooks of CBRE represents the site and has met with various businesses interested in the site. He also met with the Block Club representative, Ms. Toller, regarding the types of tenants the neighborhood wants and doesn't want. Ms. Smith

further stated that the chains were not interested in a site that was on a major street location like the corner of Manchester and Crenshaw Boulevard. Some tenants said they would talk further with the owner once all the permits needed had been before speaking further about coming to this site.

Ms. Smith stated that the Katherman Company is looking into recognized chains, but if there is a local neighborhood grown business interested, that would be wonderful as well.

Commissioner Coleman is concerned about type of trees that may be planted on the site, and prospective tenants. He said there is no desire to have a wig shop, hair salon, barber shop, beauty shop, check cashing, liquor store, motel, or nail salon. He said that more cameras should be installed for the health and safety of patrons and that his recommendation is consider doubling the number of security cameras to cover exits, the parking lot and the rear of the building. He thanked Ms. Smith for using graffiti-resistant paint on the building exterior.

Commissioner Trejo was impressed with the measures proposed for maintenance of the site while seeking a tenant so the site doesn't become an eyesore; she also appreciates the landscaping, which enhances the appearance of the site, and she wants to ensure that the landscaping is maintained constantly.

Commissioner Rice noted that he appreciated the consideration that in upgrading and maintenance of the property, and asked if there would be a fee in the lease agreements or if the property owner would be responsible for ongoing maintenance.

Ms. Smith stated that it is the responsibility of the owner to maintain the site.

Commissioner Coleman asked Ms. Smith to provide a contact person that can be reached at all time to address any issues regarding the maintenance and upkeep of the site, and Ms. Smith agreed to provide this information to staff.

Chairman Springs opened the public hearing.

Ms. Tatum noted that the timer was inoperable so speakers would be manually timed and verbally notified at the conclusion of three minutes.

FOR:

None

AGAINST:

None

Chairman Springs closed the public hearing and asked for a motion.

MOTION:

Commissioner Rice made motioned to affirm the Notice of Exemption EA-CE-2013-08 and adopt the attached resolution approving Final Plans for Planned Assembly Development/Special Use Permit (PAD/SP-1176) subject to all of the conditions of the resolution along with all of the conditions that were included at tonight's Planning Commission meeting and was second by Commissioner Leevy that Resolution No. 1690, as follows, be approved:

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING FINAL PLANS FOR A PLANNED ASSEMBLY DEVELOPMENT FOR MICHAEL STEWART, REPRESENTING ONE CRENSHAW LLC, TO CONVERT A VACANT COMMERCIAL BUILDING THAT WAS PREVIOUSLY APPROVED FOR A PRIVATE SCHOOL AND RECREATIONAL USE, TO A SHOPPING CENTER WITH UP TO FOUR TENANT SPACES ON A 1.6-ACRE, C-2 (GENERAL COMMERCIAL) AND P-1 (AUTOMOBILE PARKING) ZONED PROPERTY AT 8451 SOUTH CRENSHAW BOULEVARD.

The motion was carried by the following roll call vote:

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

Ms. Tatum explained the appeal procedure.

(6b) SPECIAL USE PERMIT NO. 1182 (SP-1182) AT 8623 SOUTH CRENSHAW BOULEVARD.

A public hearing to consider an application by Stannis Steinbeck, for Special Use Permit No. 1182 (SP-1182) to allow parking for Infrequent Users for a proposed church use in an existing 2,260 square-foot commercial building on a 6,000 square-foot, C-2 (General Commercial) zoned property located at 8623 South Crenshaw Boulevard and to affirm a Notice of Exemption (EA-CE-2013-31) in compliance with the California Environmental Quality Act (CEQA).

Christopher Jackson, Sr., made the staff presentation.

Commissioner Leevy asked if the building is currently operating as a church and Mr. Jackson stated that to date there has not been a business license issued for a church on the site, due to the lack of parking.

Commissioner Trejo asked about the hours of operation on Sunday and Mr. Jackson stated 10:00am until 4:00pm.

Chairman Springs asked for the applicant for remarks and Stannis Steinbeck spoke representing the owner and tenant, saying that the community had rallied around the owner and possible new church because their use of the building would reduce vandalism in the area and ensure upkeep of the property and surrounding area.

Commissioner Leevy asked about the number of parishioners who and if there are contingency plans for overflow parking should the congregation grow and Ms. Steinbeck stated that the sanctuary holds from 25 - 50 people, with parking on the street nearby to accommodate growth if there is a need.

Commissioner Trejo asked for clarification regarding the events that will take place at the church other than the weekly church services and Ms. Steinbeck responded that the services are taped and played via the internet, so there is not always a need to attend the church in person.

Commissioner Trejo restated that she wanted to make sure that no weddings, fellowships, or social gatherings other than Sunday Services will be held at this location on Sundays, and nothing more between the hours of 10:00am until 4:00pm, and Ms. Steinbeck responded that that is correct since the services can be seen via the internet, and parishioners have gatherings in their homes for special events.

Commissioner Coleman asked if the church would turn down members' requests to use the church during the week for these types of uses if parishioners didn't want to have their event on a Sunday between 10:00am and 4:00pm.

Apostle Samuel Ampeh, Pastor, responded that if parishioners asked for use of the church for a wedding or a funeral, the church would locate another area away from the church to accommodate the need.

Commissioner Coleman stated that the neighborhood has purchased parking permits to park in the area and if the church has an overflow of attendees that causes attendees to park on the street, it will impact the neighbors; and he wanted the church to know that there has been an issue with parking in the area because there was no mention of requesting parking permits for the area for any overflow parking needs.

Chairman Springs asked about parking for the laundromat and Ms. Steinbeck responded that the church will occupy the space the laundromat used to occupy.

Chairman Springs opened the public hearing.

FOR:

- o Hyo M. Lee, 8629 South Crenshaw Boulevard, Inglewood Property Owner. Supports the SUP for shared parking since her business is closed on Sundays and if the church is operated on Sundays from 10:00am until 4:30pm, there will be no conflict in the use of the parking on the site. She asked if the covenant would continue if she no longer owned the property and Mr. Jackson answered that the covenant is binding on whoever is the property owner. The covenant could be released by the City and/or the owner if the church no longer operates or the church secures other parking.
- Ms. Jeandra Thompson, Inglewood resident.
- Mr. Ron Latham, 150 North La Brea Avenue, Inglewood, owner of 8623 South Crenshaw Boulevard.

AGAINST:

- o Mr. Lynn M. & Mrs. Barbara McAlister, 3116-3130 W. Manchester Boulevard, Inglewood property owners, who are concerned about the lack of parking in the area; and the fact that there are too many churches in this area and not enough parking to accommodate another church.

Chairman Springs closed the public hearing.

Mr. Lewis, Assistant City Attorney, stated that the item before this Planning Commission is not the use of the property and his understanding is that the use is a matter of right and what is before this Commission is whether to allow the applicant meet

the required parking and that four additional spaces are required. Even though there was a lot of discussion about the church use, the church use is not the item for the Commission to consider. He stated that the applicant will have to record a covenant for time of the church use and will only be allowed to operate between 10:00am until 4:00pm as a condition. His comments were intended to help narrow the discussion and focus.

Chairman Springs asked Mr. Lewis if that was a legal opinion and Mr. Lewis responded that it was a legal opinion.

Commissioner Trejo asked whether the Commission could impose an additional condition that restricts the hours of operation for the market and the church in the resolution and Ms. Tatum stated that the condition would be recorded to limit the hours for the church, but is the Commission asking whether they can impose a limitation on the hours of the market.

Commissioner Trejo restated that her question is whether, in addition to the covenant for the hours for the market and the church, if the Commission can impose an additional condition to enforce the Sunday only assembly between 10:00am and 4:00pm because if the church operates beyond that time, they would not have sufficient parking and will not be able to operate, and received an affirmative response from Mr. Lewis.

Mr. Jackson clarified that there are two parts to the parking requirements: the first relates to the sanctuary and the second part relates to the other areas of the church, such as offices. He stated that the church could be open any other time during the week, but not for church services—due to the parking limit of nine spaces. So, for example, the Pastor could go to the site and conduct office activities without any restriction.

Commissioner Trejo asked if extra-curricular activities could be held at the church and Mr. Jackson responded that any activities that utilized the sanctuary would require additional parking. Commissioner Trejo stated that the condition could then be limited to the sanctuary activities and Mr. Jackson agreed that it could.

Mr. Jackson clarified for Commissioner Springs that the entire building will be used for the church and that there is no secondary tenant.

MOTION:

Commissioner Trejo motioned approval to affirm the categorical exemption EA-CE-2013-31 and to adopt the attached resolution approving Special Use Permit No. 1182 (SP-1182) subject to the nine conditions attached plus an additional condition which will read as follows: "...any the sanctuary activity will be limited to Sundays only from 10:00am to 4:00pm" and was seconded by Commissioner Leevy that Resolution No. 1691, as follows, be approved:

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A CERTAIN SPECIAL USE PERMIT TO
ALLOW PARKING FOR INFREQUENT USERS FOR A
PROPOSED CHURCH USE IN AN EXISTING 2,260
SQUARE-FOOT COMMERCIAL BUILDING, ON AN
APPROXIMATELY 6,000 SQUARE-FOOT, C-2
(GENERAL COMMERCIAL) ZONED PROPERTY LOCATED
AT 8623 SOUTH CRENSHAW BOULEVARD.**

Inglewood Planning Commission Meeting Minutes
November 6, 2013

The motion was carried on the following roll call vote:

Ayes: Commissioners Leevy, Trejo

Noes: Commissioner Coleman

Abstains: Commissioner Rice, Chairman Springs

Assistant Attorney Lewis stated that abstentions create a unique situation--if the abstention is based upon a financial conflict of interest, the Commissioner would have to mention that interest and not participate in the hearing for the item. He said that if that is the case with the Commissioners who abstained, they will have to so disclose and the hearing will have to be repeated. If there are no financial conflicts, the matter does not pass, because there are two abstentions and two yeses, thus it fails.

Assistant Attorney Lewis asked that the Planning Commission would consider a suggestion so that a clear decision can be made, and that is a motion to deny so that the item is not held in abeyance.

Commissioner Trejo asked if there is no motion to deny, what is the effect on the applicant and whether he can reapply in 60 days. Ms. Tatum stated that no action by the Planning Commission is an effective denial but not an active denial, so the applicant would be able to come back.

Assistant Attorney Lewis noted that a denial would allow the applicant the opportunity to appeal to City Council.

Chairman Springs asked if there is a motion for denial from the Planning Commission.

Commissioner Coleman made a motion to deny the affirmation of categorical exemption EA-CE-2013-31 and to adopt the attached resolution denying Special Use Permit No. 1182 (SP-1182) based on the Joshua Supper Club and the chaos in the community it caused with the offsite parking in the neighborhood, but there was no second.

Commissioner Leevy stated that the Commission was being asked by an applicant who has given to the community and wants to give back to the community by having something positive--two tenants who have come together in agreement for a positive impact coming from the church's presence. He stated that the applicant is willing to accept any conditions the Commission requests and they have outlined the hours of operation. If the church grows and exceeds a certain number then it may need to move to a new location or come back to have a totally different discussion. He asked the Planning Commission to talk this through before they come to a denial decision.

Chairman Springs asked if the Planning Commission could revisit this item at a later date after they have had an opportunity to go over the things mentioned so that so that the Commission can consider them without putting the applicant through this again.

Ms. Tatum stated that the Planning Commission could continue the matter, but it was not clear what, if any, further information would be required of the staff and/or the applicant to assist the Commission in making a determination. She further stated

that if the Planning Commission approved the SUP, and there are problems associated with the shared parking or the applicant does not comply with the conditions of approval during the first year of operation, the Planning Commission could consider revoking the SUP.

Commissioner Trejo stated that she feels the Commission has discussed the pros and the cons of the project and are well aware of the impacts to the community and that conditions were added to address these concerns, but that motion failed. She said that it was clear that some on the Commission want to go in a different direction, but that does not seem to be a reason to continue the item, because either the Planning Commission wants to approve the item or not. Right now, the applicant can reapply in 60 days, but at this point feels that the item has been discussed thoroughly and an action needs to be taken.

Chairman Springs agreed with Commissioner Trejo that the Planning Commission had fully discussed this item, but said that he felt it would be best for the applicant to come back at a later date to respond to some of the statements that he received from the community regarding the number of churches in the area and how it will affect the community. He mentioned the distance separation on beauty and nail salons and that particular neighborhood has an over abundance of churches, and he believes that the concentration is too much.

Assistant City Attorney responded to Chairman Springs' comments by reminding the Commission that the church use is not the subject of the applicant's request, so overconcentration is not what the Planning Commission should be considering for this item, but whether or not the applicant will be approved for shared parking, because the church use is allowed by right. He also stated that he was not clear about what Chairman Springs meant with his comment to have the item come back before the Planning Commission. He noted that a motion may be called to either reconsider, if that would have some value, or the matter would be rested as is and the meeting would move forward as if the item was denied.

Chairman Springs said that he would like to move forward with this matter.

Commissioner Rice stated that the matter to consider is whether or not the applicant will be able to provide the correct amount of parking based on the use and size of the sanctuary when it is being utilized, to be allowed to have shared parking and that he is in favor of reconsidering and to move forward by taking another motion.

Chairman Springs asked for a motion.

Acting Assistant Attorney Lewis stated that the proper procedure is to have a motion to reconsider the first motion; then vote to accept or deny the reconsideration; and then moving forward with a new motion.

MOTION:

Commissioner Trejo moved to reconsider her motion to affirm Categorical Exemption EA-CE-2013-31 and adoption of the attached resolution approving Special Use Permit No. 1182 (SP-1182) subject to the nine conditions attached plus an additional

condition which will read as follows: "any sanctuary activity will be limited to Sundays only from 10:00am to 4:00pm".

Mr. Lewis thanked Commissioner Trejo for the motion and reiterated that the Commission must first request a motion for the Commission to reconsider, and if it is seconded and approved by a majority vote, then another motion can be made to approve or deny the SUP.

Chairman Springs asked for a motion to reconsider the first action.

MOTION:

Commissioner Rice made a motion to reconsider the previous vote taken by the Planning Commission with a second by Commissioner Leevy.

The motion carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Trejo and Chairman Springs

Noes: Commissioner Coleman

Chairman Springs asked for a motion.

MOTION:

Commissioner Trejo moved to approve affirming the categorical exemption EA-CE-2013-31 and to adopt the attached resolution approving Special Use Permit No. 1182 (SP-1182) subject to the nine conditions attached plus an additional condition which will read as follows: "...any sanctuary activity will be limited to Sundays only from 10:00am to 4:00pm", with a second by Commissioner Rice that Resolution No. 1691, as follows, be approved:

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT TO ALLOW PARKING FOR INFREQUENT USERS FOR A PROPOSED CHURCH USE IN AN EXISTING 2,260 SQUARE-FOOT COMMERCIAL BUILDING, ON AN APPROXIMATELY 6,000 SQUARE-FOOT, C-2 (GENERAL COMMERCIAL) ZONED PROPERTY LOCATED AT 8623 SOUTH CRENSHAW BOULEVARD.

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Trejo

Noes: Commissioner Coleman, Chairman Springs

Ms. Tatum read the appeal procedure.

(6c) SPECIAL USE PERMIT NO. 1186 (SP-1186) AT 701 GRACE AVENUE:

A public hearing to consider an application by Margo Harris representing Ladera Learning Institute, for Special Use Permit No. 1186 (SP-1186) to allow the conversion of a convent for nuns to an all girls boarding school for middle grades, on R-3 (Multiple Family) zoned property located at 701 Grace Avenue and to affirm a Notice of Exemption (EA-CE-2013-43) in compliance with the California Environmental Quality Act (CEQA).

Ms. Laura Zingg, Planner made the staff presentation.

Commissioner Trejo asked if the school was in operation at this time and Ms. Zingg replied that the school is not currently in operation.

Commissioner Trejo stated that she saw on the web site that the school intends to open for the 2013/2014 school year, whereupon Ms. Zingg asked her if she was speaking about Grace Hopper and not Saint Marys. Commissioner Trejo then asked if Saint Marys and Grace Hopper are same, or whether they are a joint venture.

Ms. Zingg stated that the church owns the property and because of the underutilization of the site the church is entering into an agreement with the Ladeara Institute for the Grace Hopper Charter School.

Commissioner Trejo asked staff to confirm that what the Planning Commission was considering is to allow the conversion of the convent on Saint Marys property into a boarding school, and Ms. Zingg confirmed this to be the request for the Commission's consideration.

Commissioner Trejo asked if the school (Grace Hopper) was operating and Ms. Zingg responded that the applicant could respond to this question.

Commissioner Trejo asked about the enrollment because the website stated one number and the staff report gave a different number, and Ms. Zingg deferred this response to the applicant as well.

Ms. Margo Harris, 601 Grace Avenue, asked Commissioner Trejo if her question is how many students will be boarding or how many students will attend the school, and Commissioner Trejo stated that she first wanted to know if the school is in operation.

Ms. Harris stated that the school is open only to staff at this time, and based on California law in order for the school to open, the staff and instructors had to have been hired by September 30th and as of November 7th, the State Department of Education is anticipated to issue the school a charter number. Inglewood School District has approved the school's charter based on its design to address foster youth who have fallen behind due to constant moving and their transient status resulting in the loss of their school records. This charter school will allow these students to catch up and make a smooth transition from elementary school to middle school and on to high school with their records and documentation intact.

Commissioner Trejo asked when the school will open and Ms. Harris stated they will open upon receipt of a charter number from the State.

Commissioner Trejo asked if the total enrollment is proposed to be one 180 students and Ms. Harris replied that the enrollment for year one will be 120 students. Commissioner Trejo asked if the proposed ultimate enrollment would be 180 students, and Ms. Harris confirmed that the final enrollment is to be 180 students.

Commissioner Trejo asked whether the 44 students to be boarded are all foster youth and Ms. Harris responded that the school would be licensed by the State to only board foster youth at this location.

Commissioner Trejo asked how the school will recruit additional students to fill the 180 student capacity of the school—and whether it would be through open enrollment, and Ms. Harris agreed that it would be through open enrollment.

Commissioner Trejo asked how parents get information about to find out about this charter school and Ms. Harris responded that parents would look at the school's career plan and what was offered, since the school has an extended day program which runs from 8:00am-4:00pm and every child is provided breakfast daily.

Commissioner Trejo restated that she wanted to know how the school outreaches to parents--via the internet, brochures, etc., and Ms. Harris stated that the school uses multiple tools including the school's website, also brochures, community involvement meetings, and churches.

Commissioner Trejo stated that she wanted Ms. Harris to speak to how the general public is finding out about this school because she looked at the website and saw how the school has targeted foster youth and feels this may cause a potential impact. She stated that the website describes its targeted students as neglected and marginalized middle school girls, and that the school will offer behavior modification and treatment programs, a residential dormitory for those students who have been removed from their homes and must be re-oriented to being responsible members of the community--this description seems to indicate that these youth are not responsible members of the community. Commissioner Trejo noted that if she were a parent looking at the website she would feel that some of the students at the school could potentially be a bad influence on her child and if other parents were to feel this way, the school may never achieve a full 180 student enrollment. She asked what the school's contingency plan is if the 180 student enrollment is not met.

Ms. Harris stated that this charter school could run with as few as 120 students, and does not have to be at 180 students to operate. She stated that the school could be run with the 44 girls that will board there. The State actually boards youth in the foster care system, which is why the school has more than one source of revenue to cover the needs of the children in foster care who attend that school. Ms. Harris noted that Grace Hopper will not function as a traditional school, rather, as a pilot school.

Commissioner Trejo said that she is looking at how this school will be perceived by those on the outside that could hurt this school's potential of succeeding to full capacity—and that includes not mentioning the stigma that this school is where students may feel that they are being locked up and kept with other troubled youth. She states that the pilot program sounds good but there is the possibility that there may be issues that affect the surrounding neighborhood if the school operates with only foster youth.

Ms. Harris stated that she does not feel that this will be a problem because the current students attend this school because

it specializes in science, technology, engineering and math (STEM) and more than fifty percent of those registered are middle-class students who chose the school because it is located at Saint Marys Academy and because the STEM program will prepare them to compete in the global market place. This school will help foster children reach that same plateau along with other students and they won't be rejected from these goals because they have been abused or neglected.

Chairman Springs asked if Ms. Harris if she has seen the web site and the concerns that Commissioner Trejo is speaking about and she responded that she has not. Chairman Springs suggested that Ms. Harris look at the web site so that the proper adjustments can be made to provide a more positive outlook towards the people who actually go to the web site.

Commissioner Coleman asked whether the school will receive student from Juvenile Hall after serving time, if so, at what percentage. Ms. Harris responded that Inglewood has the largest population of foster care students in regular middle school and Grace Hopper is bound to accept these students, but there is no way to track the percentage at this time.

Commissioner Coleman asked if school is only targeting Inglewood residents and Ms. Harris responded no. She stated that no charter school in the City targets only Inglewood children, but like these schools they would pull from the entire County.

Commissioner Coleman stated that this was the point that he was trying make regarding children from the County Juvenile system and Ms. Harris said that there may be children in the foster care system that now live in Inglewood who may have previously served time in the Juvenile system, but are now in the community. When students register for the program they are not asked about their juvenile history because they cannot be discriminated against based on this information.

Commissioner Leevy asked if any of the twelve staff members would stay overnight at the school and Ms. Harris responded that four staff members stay overnight and work eight hour shifts so that there is alert staff on the campus at all times.

Chairman Springs opened the hearing.

FOR

- Mr. Paul Radke, Board Member of Ladeara Education Institute

AGAINST

- Ms. LaWonda Searcy, Inglewood Resident

Chairman Springs asked if there were any questions from the Planning Commissioners.

Commissioner Trejo stated that its admirable what the school is going to do she has read up on the STEM Academy and curriculum, but as a Commission, their responsibility is to look beyond what looks good. She stated that she agrees that concentrating foster youth in a situation where there are foster youth in the school and in the housing is like when there is a requirement for low income housing to be dispersed throughout the project so no one is singled out. She is concerned about singling out foster youth and she did not hear any concrete information about what ratio of foster youth will be at the school before the Commission

makes a decision on this request. She would like to hear that there will be a limit of twenty-five percent which is pretty much what the 44 students are that will be there and she stated that this commission does not want to hear "maybe we'll bring more in" because the Commission needs to know what the percentage is and does not want to see things change because of the potential impact to the community. The image of a foster youth school and the singling out of these youth as was done on the web site does not help their self-esteem and is not fair to the youth. She said that the Commission needs to know more clearly what enrollment is anticipated at the school.

Assistant City Attorney Jeff Lewis clarified that if the public hearing had been closed it would have to be re-opened for the applicant to return to speak and Chairman Springs stated no he did not close the public hearing and would like to hear additional information from the applicant.

Ms. Harris stated that 25 young ladies will reside at the facility, everyone else will live in the community with their parents and that over half of the students on the waiting list are not foster youth or from a low-income community.

Commissioner Trejo asked Ms. Harris to stop so she could read a part of the staff report, because the numbers did not match. The staff report stated that "*of the 180 students, a maximum of 44 students are proposed to board on the campus*". Now she is hearing the 25 students will board and she wants to pose a condition that only 25 students can board because that needs to be clear because the numbers keep changing.

Ms. Harris stated that this condition would be fine. She further explained that the 44 students came into play because the previous use for the campus was housing 44 nuns at the facility. The school will not need number of rooms for boarding and will use some for counseling, social workers, and other administrative activities.

Commissioner Trejo asked the grade level of the 25 ladies who would reside at the facility and Ms. Harris stated that the first year the grades will be sixth and seventh and the second year the grades will run from sixth to the eighth because as a STEM academy the school wants to make sure that when students transition to high school, they have had two years to work with them to provide the support and technical assistance they will need to succeed in high school.

Chairman Springs closed the public hearing and asked for a motion.

MOTION:

Commissioner Trejo moved to affirm the categorical exemption (EA-CA-2013-43) and adopt the attached resolution approving SP-1186, subject to the seven conditions attached plus four additional conditions: 1) total enrollment will be no more than 180 students, 2) of the 180 students a maximum of 25 will be boarded foster youth; 3) the school shall be for the 6th to 8th grade level only; and 4) school administration is to come back within one year to review any issues that may arise at the school and/or to advise the Planning Commission how the school is coming along. The motion was second by Commissioner Coleman that Resolution No. 1692 below be approved.

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT TO CONVERT A CONVENT TO A GIRLS BOARDING SCHOOL, GRADES 6 THROUGH 8, IN AN EXISTING 23,395 SQUARE-FOOT, TWO-STORY BUILDING, ON AN APPROXIMATELY 3.63-ACRE, R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONED PROPERTY LOCATED AT 701 GRACE AVENUE.

The motion was carried by the following roll call vote:

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

Noes: None

Ms. Tatum read the appeal procedure.

****Chairman Springs called for a 10 minute recess at 9:07pm****

(6d) SPECIAL USE PERMIT NO. 1189 (SP-1189) AT 1244 SOUTH INGLEWOOD AVENUE:

A public hearing to consider an application by Sal Pablo, for Special Use Permit No. 1189 (SP-1189) to allow a 713 square-foot mini-market in an existing 1,793 square-foot cashier/automotive service building at a service station, C-2A (Airport Commercial) zoned property located at 1244 South Inglewood Avenue and to affirm a Notice of Exemption (EA-CE-2013-52) in compliance with the California Environmental Quality Act (CEQA).

Commissioner Trejo recused herself from item 6d, noting that she lives within 500 feet of the subject property.

Ms. Laura Zingg, Planner, made the presentation

Commissioner Leevy asked if the site is currently a gas station and Ms. Zingg stated that it is a gas station with automotive services and a mini market.

Commissioner Rice asked if the mini market is in operation and Ms. Zingg replied that the market currently operates.

Chairman Springs asked the applicant to provide comments on the item and Ms. Nina Brentham, representing Sign Development, 1366 West 9th street, Upland, California 91786, came forward.

Commissioner Coleman said that he misplaced some photos he took for the meeting tonight of the Union 76 gas station at the corner of Arbor Vitae and Inglewood Avenue which had beautiful landscaping so the applicant could see how the landscaping should look at the proposed station since it is at the corner of Inglewood Avenue and Century Boulevard which is a gateway to the City heading east from LAX. Commissioner Coleman spoke about hearing a news reporter say how beautiful the hotels and businesses were west of the 405, but the reporter said that the area east of the 405 freeway was an eyesore and warned the listening audience to stay clear of that area of town. He also noted that when he looked at the property this afternoon there

was a car with a FOR SALE sign in the window, long boards in the alley, cars parked on the property for quite a while, and there was hardly any landscaping. Commissioner Coleman stated he wants people to remember how beautiful Inglewood looked as they passed through on their way to LAX because property owners took pride in their businesses. He asked Ms. Brentham to share with the Commission how the property owner would beautify this property.

Ms. Brentham stated that Valero does has a plan called CTE Inspections that is a commitment to excellence which requires the station to be rated on a quarterly basis by Valero and if the station fails the inspections three times in a row, Valero will de-brand the station. She said that if the City has issues with the station, they can contact Valero—and she will provide this contact information to staff.

Chairman Springs opened the hearing.

FOR

- None

AGAINST

- Ms. Dianne Zambrano, Inglewood resident.

Chairman Springs closed the public hearing and asked if there was a motion.

MOTION:

Commissioner Coleman moved to affirm categorical exemption (EA-CE-2013-52) and adopt the resolution approving Special Use Permit No. 1189 (SP-1189) subject to the eight conditions plus additional conditions, 1) Add landscaping along perimeter of the site that will have continual maintenance and a maintenance person that can be contacted 24/7; 2) The perimeter landscaping installed should be real grass with ivy around the fences and walls to prevent graffiti; 3) replace the chain-link gate on the north side of the building with a solid open-work material treated with graffiti resistant paint; the 5-foot wall along the north side along the alley should be connected to the existing five foot wall and all walls on the site should be treated with graffiti-resistant paint; 4)all non-used materials debris should be removed from the site; 5)the area around the propane tank on the south side of the building should be screened with an architecturally compatible treatment and landscaped to the requirements for Site Plan Review by staff; and 6) there should be no long-term auto storage on the site and no cars advertised for sale such; and no sale of alcoholic beverages (beer, wine, or distilled spirits). The motion was seconded by Commissioner Leevy that Resolution No. 1693, below, be approved.

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A SPECIAL USE PERMIT TO ALLOW A
713 SQUARE-FOOT MINI MARKET IN AN EXISTING
1,793 SQUARE-FOOT CASHIER/AUTOMOTIVE SERVICE
BUILDING AT A SERVICE STATION SITE ON A C-2A
(AIRPORT COMMERCIAL) ZONED PROPERTY LOCATED
AT 1244 SOUTH INGLEWOOD AVENUE.**

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Coleman and Chairman Springs

Noes: None

Recused: Commissioner Trejo

Ms. Tatum read the appeal procedure.

(6e) ZONE ADJUSTMENT NO. 1517 (ZA-1517) AT 3212 WEST 108TH ST.:

A public hearing to consider an appeal by Robert M. Duhe, to the Economic and Community Development Department determination to deny Zone Adjustment No. 1517 (ZA-1517) to allow a 15-foot 3-inch rear yard setback in-lieu of the Code-required 25-foot rear yard setback on an R-2 (Limited Multiple-family Residential) zoned property and to affirm a Notice of Exemption (EA-CE-2013-45) in compliance with CEQA.

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

Chairman Springs asked Planning Commission if there were questions for staff.

Chairman Springs asked whether the visual of 109th Street shows living structures or garages on the property lines and Mr. Salazar replied that this visual was provided by the applicant and that staff did not corroborate whether the buildings shown were garages or residential living structures or if they were permitted or unpermitted.

Chairman Springs then asked if a resident could have a garage on the rear property line in the R-2 Zone and if this zone permits more than one unit on a lot, and Mr. Salazar replied that the R-2 zone permits a garage on the property line and more than one unit so long as the lot is 5,000 square feet or greater.

Chairman Springs asked it is safe to say that the rear buildings in the visual are garages that were built from 1940's - 1960's and Mr. Salazar replied that the buildings may be garages, residential units or accessory units.

Chairman Springs asked if there were alternatives for the applicant to make adjustments other than the 15-foot that is required and Mr. Salazar stated that there may be adjustments to the 15 feet, and deferred to the applicant to respond in detail.

Commissioner Rice asked if it was correct that there is no way to verify whether the structures in the visual are legal or non-legal buildings and Mr. Salazar responded that Commissioner Mr. Rice was correct.

Commissioner Rice stated that he felt that the Commission should not cooperate or give a consideration to the structures shown in the visual because there is no proof at this time of their status and that the Commission should concentrate on whether or not the subject property conforms to City codes.

Commissioner Trejo asked the applicant how it would affect the subject house if he is made to abide by the 25-foot rear yard standard and Mr. Salazar stated that it would require removing

ten feet from the rear of the residence that includes part of the den and part of the master bedroom and bath.

Commissioner Trejo asked if the entire structure was built without permits and Mr. Salazar responded that she was correct.

Commissioner Trejo asked how long the structure been in existence and Mr. Salazar asked the applicant to respond because there is no permit history on file for this structure.

Commissioner Rice asked if the addition is within 2,500 square feet or exceeds 2,500 square feet and Mr. Salazar stated that the size of the rear unit is 2025 square feet.

Commissioner Trejo asked if the structure is 1-story and Mr. Salazar responded that the subject structure is a single story residence.

Commissioner Rice asked if the height of the gable roof 18 feet and Mr. Salazar stated that the roof is 18-feet in height at the gable.

Chairman Springs asked the applicant to speak on behalf of the project and Mr. Robert M. Duhe, 2810 Fisk Line, Redondo Beach, CA spoke as the representative for the applicant.

Commissioner Trejo asked when the addition was built and Mr. Duhe stated that it has been up for over 1½ years.

Commissioner Trejo asked if Mr. Duhe was the owner of the property and he stated that he is the architect who was hired by the applicant/owner to assist in obtaining permits for the structure along with obtaining approval for parking location at the rear of the site.

Commissioner Trejo asked why and how such a large structure was built without obtaining permits and Mr. Duhe stated that in his business he commonly runs into people who are duped by contractors and the property owner is not made aware until after the project is completed--in this case once the project was completed the builder was gone.

Chairman Springs asked the property owner to respond to questions from the Commission and Mr. Joseph Gutierrez came forward.

Commissioner Trejo asked Mr. Gutierrez to explain why and how he built this large home without obtaining permits and Mr. Gutierrez stated that he met the contractor by requesting him to do the roofing on his front house. After the roof was completed, his wife wanted a family room, master bedroom and bath added to the front house and the contractor said that due to the hard times he and his crew would like to do the addition. After seeing what the contractor proposed and the price, he decided to go ahead with the project. Mr. Gutierrez stated that was working in Bakersfield at the time and showed a picture to the contractor and asked if he could do that type of construction and the contractor said that he could, they agreed on a price, and the contractor did the work most while Mr. Gutierrez was out of town so he trusted the contractor to take care of everything.

Mr. Gutierrez stated that since he travels a lot on business, he would see trucks and men working on the home and since the

trucks had license numbers and advertising on the sides, he believed that they were legitimate and near the end of the construction. He stated that since he had advanced the full fee for the project so that the contractor could buy the materials and pay his men, the contractor left without building a garage and never came back and this is why he is before the Planning Commission.

Chairman Springs asked Mr. Gutierrez if at any time he asked the contractor if he had a license and Mr. Gutierrez stated that he did not.

Chairman Springs asked him why after a year and a half of living in the home he was now requesting an adjustment for the structure to be permitted and Mr. Gutierrez responded that once he found out the house wasn't permitted, he went to City to obtain permits and in trying to do so he has no more funds to change the property and would like to keep it.

Chairman Springs asked Mr. Gutierrez if he was given ideas by city staff as to how the building could be made compliant with codes and building regulations and he responded yes.

Commissioner Trejo asked Mr. Gutierrez when he was made aware that the building was not legal and if he was contacted by the City, and he responded that he was contacted by the City after the construction was completed. But in order for him to be compliant with codes he would have to destroy the house and that would cause him an undue hardship not to mention that he has no more funds for another project of this magnitude since he spent all his savings paying for the fees and fines imposed for the dwelling.

Commissioner Rice asked him if the contractor stated that he was licensed and Mr. Gutierrez stated that the contractor was not licensed. He further said that the contractor did not have to be licensed as long as the subcontractors were licensed and that they would take care of any permits needed for the construction and with all that was going on he believed that the contractors were licensed.

Commissioner Rice asked how much of the work was done to the front house and whether the contractor got a permit for that work and Mr. Gutierrez stated that the contractor put on a brand new roof, but does not know if the contractor obtained a permit for this work.

Commissioner Leevy asked staff if the home was habitable and Mr. Salazar stated that staff has not done an interior inspection, but only an exterior inspection of the property.

Chairman Springs how City staff was made aware of this property and Mr. Salazar stated that the applicant and the owner came to the city to file for a zone adjustment to allow a 15-foot, 3-inch rear yard setback in lieu of the required 25-foot rear yard setback. That application was denied and that denial was appealed to the Planning Commission.

Mr. Duhe stated that the house has four bedrooms which make it comfortable for Mr. Gutierrez, his wife, two daughters and brother who all live in this oversized dwelling. He also said the reason he is involved is that he designed the garages to use the ample open space in the rear yard. He said the reason for

the rear yard setback is for the open air and the way the lots are designed today there is no way to build on the rear area of the lot. The design allows Mr. Gutierrez and his neighbor to have ample open space and with his design the open space is filled with the garages.

Mr. Gutierrez said that he hired Mr. Duhe after going to the city to deal with the roof overhang on the front property and found that it was not permitted. He said he got that permitted and was told that the rear unit was unpermitted. Subsequently, Mr. Duhe redesigned the rear area for the garages and that is why he is asking for a zone adjustment for the garages.

Mr. Duhe stated that he had letters from the neighbors stating that they are fine with the current rear building, and he has these signed letters with him tonight.

Chairman Springs opened the public hearing.

FOR:

- Diane Zambrano, Inglewood resident.

AGAINST:

- None

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

Commissioner Trejo asked staff about the staff report which speaks to six conditions, and if there are conditions if the project is approved—she asked if this might be a typo or should this item be continued for clarification and Mr. Salazar responded that it was a typo and there are no conditions.

Commissioner Trejo stated that the language in the staff report does not speak clearly to the direction the Planning Commission should recommend, and Ms. Tatum responded that although there was a typo in the staff report, the Commission is free to make an appropriate recommendation.

Commissioner Trejo thanked staff and said she wanted to make sure that could be done. She spoke to the applicant stating that the Commission feels for him and understands the financial hardship that he will incurred, but that the municipal code must be upheld, and Planning Commission must send the proper message to the public that when unlicensed contractors are used for inexpensive labor there are consequences for those actions.

MOTION:

Commissioner Trejo motioned to affirm the Notice of Exemption EA-CE-2013-45 and adopt the attached resolution to uphold the Denial of Zone Adjustment No. 1517 (ZA-1517) and was seconded by Commissioner Rice, that Resolution No. 1694, below be approved.

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF INGLEWOOD, CALIFORNIA, UPHOLDING
THE ACTING DIRECTOR'S DENIAL OF A CERTAIN
ZONE ADJUSTMENT REQUEST TO ROBERT M. DUHE,
TO ALLOW A 15-FOOT 3-INCH REAR YARD SETBACK
IN LIEU OF THE CODE-REQUIRED 25-FOOT REAR
YARD SETBACK ON AN APPROXIMATELY 9,000
SQUARE-FOOT R-2 (LIMITED MULTIPLE-FAMILY**

**RESIDENTIAL) ZONED PROPERTY AT 3212 WEST
108TH STREET.**

The motion was carried by the following roll call vote:

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

Ms. Tatum explained that as there is no appeal process, the Planning Commission's decision on this item is final.

**(6f) ZONING CODE AMENDMENT 2013-02 (ZCA-2013-02) OF CHAPTER 12
SUPER GRAPHIC DISPLAYS:**

A public hearing to consider an application by Jerod Helt, representing Sky Posters, Inc., for Zoning Code Amendment 2013-02 (ZCA-2013-02) to modify Chapter 12 of the Inglewood Municipal Code as it relates to super graphic displays.

Christopher E. Jackson, Sr., Senior Planner made the staff presentation.

Commissioner Coleman asked with the new language will there be a change in where super graphic signs can be located; will they stay within the vicinity of the freeways and not on major city streets like Century or Manchester Boulevards, which would be distracting, and Mr. Jackson said that is correct, there is no change in the location from what is currently permitted.

Commissioner Rice asked if there have been complaints from building owners or residents since the City has been doing business with Sky Posters, and Mr. Jackson stated that in the beginning there were some concerns that the City was allowing an entity to do anything they wanted, but once it was explained that the City had agreements and would receive revenues for these displays the grievances went away. He stated that the movie poster initially displayed, starring Will Smith, was cited and this is how the City become aware of the opportunity and made them take the poster down as a result of the citation.

Commissioner Trejo said that she remembers this time clearly and has always opposed the giant billboards displayed everywhere throughout the City and how the Planning Commission initially recommended that no billboards go up and pretty soon billboards went up because they were allowed by the Redevelopment Agency. The new commissioners should be aware of those agreements through the Redevelopment Agency allowing super graphics to go up and since she lives one-quarter mile from the building she remembers when they first went up and was one of the people who complained because the lighting was so bright it could be seen in her backyard. She stated that once the complaints from the community came in, almost immediately the lights were dimmed and now shine directly onto the graphics and do not bother the neighbors. She was impressed with how Sky Posters responded to the community's request right away and importantly, she appreciates the location of the super graphics. She said what a great feeling it is to see as you travel south on the 405 and see the super graphics which bring attention to the City of Inglewood.

Commissioner Trejo asked Mr. Jackson if there are any other freeway locations where the city could potentially have super graphics and he stated that the regulations established distance

from the freeways and since we only have two freeways, there are only several buildings that provide the opportunity to take advantage of super graphics. So, the short answer is yes, but at this point Caltrans is not allowing any additional offsite agreements. Only one proposal may have come since the first were approved and that was for the Motel 6 site.

Chairman Springs asked the applicant to address the Planning Commission and Jerold Helt, 13953 Panea Way, Marina Del Rey, CA, representative for Sky Posters, said he was there to answer any questions.

Chairman Springs asked him if the super graphic seen off the 405 freeway is on an office building and Ms. Tatum confirmed that a display is currently located between Arbor Vitae and Century Boulevards.

Chairman Springs asked if the information changes monthly or weekly, and whether as you drive south on the 405 freeway the sign could be distracting to drivers and Mr. Jackson responded that even though the city has been allowing super graphics for approximately the last three years and there have been no reported incidents coming to the attention of the city or to his knowledge of any pending litigation regarding anyone claiming that they were distracted because of the super graphics and the advertisement display. Some people would prefer the signs not to be there, but most of the people now identify the supergraphics with Inglewood with the super graphics.

Ms. Tatum wanted to add that among other criteria, these displays require a Caltrans permit and the assumption is that if Caltrans, the traffic safety organization for the state, deemed that supergraphics were unsafe they would not have permitted it. Because Caltrans does not feel that it is a safety issue, they have issued the permit that allows the city to enter into those agreements to allow super graphics.

Chairman Springs stated that it is large enough to see from a distance which means you do not have to be right up on it to see it because once you are up on it, you have passed it. Mr. Jackson stated that due to the size of the super graphics, if you were too close it would be difficult to see what is being displayed.

Commissioner Coleman asked Mr. Helt if there is a company or industry minimum size for super graphics and Mr. Helt stated that there is no minimum size. The company suggests 5,000 square-feet for the City's applications so that it would limit the use and keep smaller businesses which face the freeway from putting up smaller signs and cluttering the freeway. He said that if the building is large enough and the reading is big enough people will notice it and it would pay not only for the costs to install, but pay the portion that goes to the city and the portion that goes to the property owner, then it is a building that Sky Tag would be interested in using.

Commissioner Coleman stated that there is a sign near the 105 freeway at Imperial and Prairie that belongs to the Hollywood Park Land Company and would Sky Tag be interested in using this structure for super graphics and Mr. Helt stated that the reason super graphics bring in revenue of almost \$3.0 million annually, is because they are large, and they need large corporations willing to pay large amounts of money for the sign to generate

these revenues. Companies who are willing to pay like Disney, Fox or Nissan, who want to have their messages displayed on as large an area as possible, and smaller signs such as Hollywood Park do not generate as much revenue to the City or the property owner, so it probably not happen. Commissioner Coleman said that's great because he did not want to see a supergraphic there.

Chairman Springs opened the public hearing.

FOR:

- None

AGAINST:

- Diane Zambrano, Inglewood resident.

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

MOTION:

Commissioner Leevy moved to adopt a resolution recommending City Council adoption of Zoning Code Amendment 2013-02 (ZCA-2013-02) and was seconded by Commissioner Coleman that Resolution No. 1695, below, be approved.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, ZONING CODE AMENDMENT ZCA-2013-02 TO AMEND ARTICLE 23 OF CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) BY MODIFYING REGULATIONS FOR SUPER GRAPHIC WALL SIGNS.

The motion was carried by the following roll call vote:

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

Ms. Tatum explained that this is a zoning code amendment and will go directly to the City Council, so it cannot be appealed.

(6g) ZONING CODE AMENDMENT 2013-05 (ZCA-2013-05) OF CHAPTER 12 MISCELLANEOUS REGULATIONS:

A public hearing to consider Zoning Code Amendment 2013-05 (ZCA 2013-05) to modify miscellaneous regulations in Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code and to recommend adoption of a Negative Declaration (EA-ND-2013-65) in compliance with the California Environmental Quality Act (CEQA).

Chairman Springs called for a motion for continuation of this item to date specific of December 4, 2013.

MOTION:

Commissioner Coleman made a motion for the continuation of item 6G to December 4, 2013, at 7:00pm and Commissioner Trejo, provided a second.

The motion was carried by the following roll call vote:

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

(6h) ZONING CODE AMENDMENT 2013-06 (ZCA-2013-06) OF CHAPTER 12 BILLBOARDS, TRIANGULAR OR IRREGULARLY SHAPED PROPERTIES:

A public hearing to consider Zoning Code Amendment 2013-06 (ZCA-2013-06) to modify Chapter 12 of the Inglewood Municipal Code to include provisions to allow billboards on island, triangular or irregularly shaped corner residentially zoned properties and to recommend adoption of a Negative Declaration (EA-ND-2013-67) in compliance with the California Environmental Quality Act (CEQA).

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

Chairman Springs asked if the City receives a percentage of billboard revenue and Mr. Jackson stated that any revenue participation by the City would have to be negotiated on a case by case basis.

Chairman Springs asked about placing billboards around schools, churches, hospitals, recreational facilities, and whether there is a distance separation requirement, and Mr. Jackson stated that there are three irregularly shaped sites mentioned in the staff report, and several others that are restricted due to the orientation and their location. However, there is a setback requirement in the billboard standards from residential. He asked the Commission to remember that these are residentially zoned properties, so the distance is relatively close, so the idea would that is part of the recommended amendment is to orient the sign away from the residential and require the billboard to be part of a project, so it would not be a stand-alone billboard, but part of a project that would have a public benefit associated with it, so the two would go together.

Chairman Springs asked how large the billboard would be and Mr. Jackson stated that there is a height restriction built into the code for no higher than two and one half stories or thirty-five feet, also the size would have to be worked on during the negotiated agreement and that would be when the City Manager would be tasked with determining the appropriate size of the billboard for recommendation to the City Council for their approval.

Commissioner Trejo asked if the Planning Commission approved the amendment would billboards would be allowed on the irregularly shaped properties and corners, and is the one that meet that criteria on Crenshaw only and Mr. Jackson stated that there are more than just Crenshaw, and that it was specified in a previous staff report that there may be up to fifteen or more and these three would meet the criteria, but it would be highly difficult to do a public benefit project to have a billboard on these other sites, since they are so small.

Commissioner Trejo asked if a triangular shaped property must be a part of the property where a public benefit project has begun and Mr. Jackson stated yes--the way the amendment is crafted they would have to go together. The idea is to offer an opportunity for another project that has a public benefit.

Commissioner Trejo asked is there a minimum size of the property for this to occur and he stated that there is no size

stipulation in the amendment because of the way the regulation was originally established but if the Planning Commission wanted to establish a minimum size, it could make that recommendation.

Commissioner Trejo stated that it is difficult to visualize what a public benefit project would be, maybe a library, so maybe a 10,000 square-foot property, but would the 10,000 square-foot property be irregularly shaped and Mr. Jackson said yes, because the amendment would only apply to these irregularly shaped properties.

Commissioner Trejo said if she were to have an irregularly shaped property that is a benefit to the public and has a billboard on the site, this amendment would affect that property, correct, and Mr. Jackson stated yes.

Commissioner Trejo asked whether this would apply to the locksmith building on La Brea that is in irregularly shaped and Mr. Jackson responded no, because the locksmith property is not in a residential zone.

Commissioner Trejo said she wanted to make sure the City is careful and would not be inundated with billboards even though there is a benefit to the City--there is no selling of the soul of the City for a dollar. Mr. Jackson stated that even though these are for unique lots they have unique issues and unique challenges and the requirements have already been established by this commission and City Council and developments on these properties have to have either a relationship with the residential or a public benefit, and that really narrows what the opportunities will be. It has to fit the criteria in the code.

Commissioner Rice asked for clarification on how this amendment will work because he understands it to be for residential property, not City-owned or commercial property so if Mr. Jones' property has a billboard already on it, how would it benefit or connect to the City. Mr. Jackson stated that it is not the City connecting the billboard and the property owner; it is the process to determine the developmental opportunity on the site. Like if anyone owns land that is being underutilized and they wonder what can be done with their property, they turn to the zoning regulations to see what uses would be permitted to see what opportunities are more viable than others. So when it comes to the irregularly shaped lots, determining a viable use adjacent to a residential area could cause some economic strain to balance that out. That is when a project will come forward and says, they'll do this and they will need that to make this work. To be a public benefit, the economics that would normally be received such as 40 million dollars from that site, or the economic benefit say that it can no longer be a gas station, now what can be built there - it gives an opportunity for something new. Generally this is a process which comes from the realtors who are selling the property and will come to the City to find out from Planning staff what can be done at the site.

Chairman Rice stated that this appears to be a situation where properties such as a library and funds received would be more like a donation to the City. He also asked if it is a library, who would donate the funds for the building of the library, who would be responsible for supplying the material, etc. and Mr. Jackson stated that those funds could be donated, or funded, and it may be a number of mechanisms that are agreed upon. With

regards to the building, it would be a private entity, and not the City.

Chairman Springs opened the public hearing.

FOR:

- None

AGAINST:

- Diane Zambrano, Inglewood Resident.

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

MOTION:

Commissioner Rice made the motion to adopt Zoning Code Amendment 2013-06 (ZCA-2013-06) and affirm Negative Declaration EA-ND-2013-67 but there was no second.

Chairman Springs stated that the item dies for lack of second.

Ms. Tatum explained that this is a code amendment that will automatically be scheduled for City Council consideration.

NON-PUBLIC HEARINGS:

(7a) LIVE/WORK AMENDMENT OVERVIEW:

Overview report on the draft live/work code amendment.

Chairman Springs called for a motion to continue this item to December 4, 2013.

MOTION:

Commissioner Coleman made a motion to continue item 7A per the request of Chairman Springs to December 4, 2013, at 7:00pm, the Planning Commission's regularly scheduled meeting date and Commissioner Trejo, second.

The motion was carried by the following roll call vote:

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

(8) PUBLIC COMMENTS:

Mr. Joseph Teixtera, resident.

- Not pleased with Commissioner David Rice and that he would be brought up on charges and removed from the Planning Commission.

Ms. Dianne Zambrano, resident.

- The rumor that the Daniel Freeman Hospital will be sold again and the concern is regarding the historic tree that was planted in 1883.

Ms. Maxine Toler, 3419 West 82nd Street, Inglewood, Ca 90005.

- Landscaping for the minimarket on Inglewood Avenue. In the parking lot, there are empty plant containers where trees used to be, but when they were initially planted there was

no irrigation system installed to maintain the trees and was wondering if in going forward, the Planning Commission could condition a project to install an irrigation system along with landscaping directives.

(9) PLANNING COMMISSION INITIATIVES:

Commissioner Coleman:

- Burlington Coat Factory. Showed pictures of maintenance issues on the property including: clean up the area in the rear and remove dumped trash, landscape irrigation; ivy on the rear walls to insure no graffiti, and a contact number for the property manager.

Commissioner Trejo:

- Asked what steps can be taken with projects that violate conditions imposed by the Planning Commission, such as landscaping--what is our recourse for action?

Ms. Tatum stated that once a project is built Planning does not monitor it for compliance, but responds to complaints through Code Enforcement.

- The former Animo school site at Arbor Vitae and Aviation is a parking lot that looks very bad, with sand bags around the perimeter but the sand bags are splitting open and look bad.

Ms. Tatum stated that staff will reach out to the property owner to request clean up and maintenance of the property.

Commissioner Rice:

- A stop Sign at Ivy and Beach is 90-percent covered by a tree and should be trimmed as there have already been several accidents there because of speeding vehicles.

Ms. Tatum stated that she will notify Public Works to look at the area to address the problem.

Chairman Springs:

- Market and Hyde Park, large construction vehicles that are parked on the property.

Mr. Jackson stated that he sent an email to the Chairman to make him aware that staff has reached out to the manager of Code Enforcement who stated he would be send staff to the site to determine if there are any code violations that need to be corrected.

(10) ADJOURNMENT:

Chairman Springs declared that the meeting adjourned in honor of Charlie Carl Fields, the deceased brother of Planning Manager, Linda F. Tatum, at 11:11 p.m.

Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California

Approved this 5th Day
of March, 2014

Chairman Larry Springs
City Planning Commission

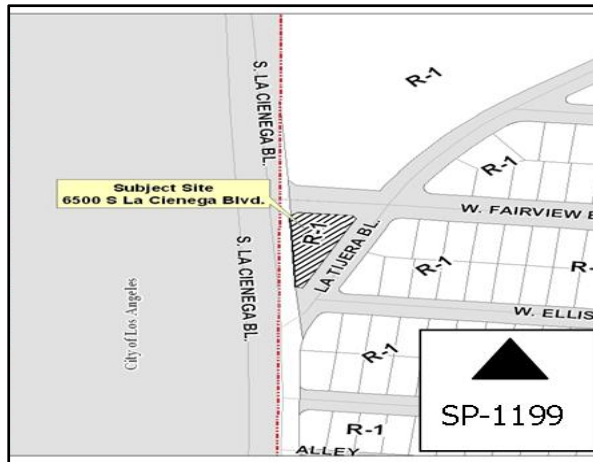
Agenda Item 6a.



CITY OF INGLEWOOD PLANNING COMMISSION AGENDA REPORT



Date: April 9, 2014	Agenda Item Number: 6a
Case Number: Special Use Permit No. 1199 (SP-1199)	
Type of Action: Public Hearing	
Request: To allow a Community Center as a transitional use on a 15,121 square-foot R-1(One-family Residential) zoned property	
Applicant: Barry W. Berkett, representing Thrifty Oil Company	
Project Address: 6500 South La Cienega Boulevard	
Legal Description: The lot bounded on the north by the south line of Fairview Boulevard on the south and southeast by line of La Tijera Boulevard and on the west by east line of La Cienega Boulevard part of the north ½ of the Southeast ¼ of Section 20, Township 2 South, Range 14 West. (APN 4001-014-001)	



General Plan Designation: Residential

Zoning: R-1(One-family Residential)

Associated Cases: None

Surrounding Land Uses:

North – Institutional

South – Residential

East – Residential

West – Commercial (City of Los Angeles)

Public Notification: On Thursday, March 28, 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-2014-23,
- 2) Adopt the attached resolution approving SP-1199 subject to 10 conditions.

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 21 and 25 require approval of a Special Use Permit for the conversion of a service station to other uses or to include additional uses not related to the servicing of automobiles.

On February 10, 2009, the City Council adopted Ordinance No. 09-04 which permits an island, triangular or irregularly shaped corner, residentially-zoned property where the property abuts two or more major, minor, or collector streets to be developed with a primary use that provides a public benefit or service to adjacent residential properties. These uses include public or private pedestrian plazas, public or private corner parks, public or private open air, at-grade or below-grade parking lots, public or private community gardens and public or private dog/animal parks. Ordinance No 09-04 was adopted after several unsuccessful attempts to rezone this uniquely configured R-1 zoned property to a less intensive commercial use.

In 1967, a Zone Exception was approved for the R-1 zoned property to allow the development of a service station. The service station has been closed since 1998 and the underground tanks were removed and the site was remediated. In 2008, the California Regional Water Quality Control Board issued a Letter of "No Further Action Required" for the property indicating that all required soil remediation had been completed and no further mitigation is required.

On May 4, 2011, the Planning Commission approved SP-1124 for BP West Coast Products to allow the site to be developed with a private parking lot. The approval was appealed to the City Council for their consideration. On August 9, 2011, after deliberating, the City Council referred the matter back to the Planning Commission for further clarification. On September 7, 2011, the Planning Commission affirmed their approval of SP-1124 and forwarded their approval to the City Council who on September 27, 2011 upheld the Planning Commission approval of SP-1124.

The subject property is a triangular lot surrounded by La Tijera Boulevard on the east, Fairview Boulevard on the north, and La Cienega Boulevard, a heavily traveled major arterial, on the west. The property north of the subject site is zoned R-1 (One-family Residential) and developed with La Tijera Middle School. The properties to the south and east are zoned R-1 and are developed with residential uses. The property to the west is in the City of Los Angeles, zoned C-2 and developed with a shopping center.

DISCUSSION

The applicant proposes to transform the existing structure and canopy into a neighborhood community center with a mini-park area and 12 parking stalls. If approved, the applicant intends to fund the development by pursuing an agreement with the City to install a billboard on the site. On March 25, 2014, the City Council adopted an ordinance that would allow the City Manager to negotiate an Agreement with a developer on properties that meet certain regulations if they provide a public benefit. This ordinance is not effective until April 25, 2014, and is not considered as part of this proposal other than as a concept to be considered by the City Manager and City Council at a future date. The improvement of the existing structure and canopy will

include a new building façade with vertical elements and color consistent with a post modern design. The canopy will be maintained and redesigned to provide shading for outdoor events. The architecture of the canopy will be consistent with the new building's exterior.

Operational Consideration

The applicant proposes to negotiate the operational conditions for the proposed community center and the mini park with the City Hours of operation for parks and community centers within the City are from 6:00 a.m. to 6:00 p.m. If the Planning Commission approves this request, the applicant will be required to adhere to applicable conditions of the agreement.

Landscaping

Landscaping will be provided within a three-foot wide planter area along Fairview Boulevard, La Cienega Boulevard and La Tijera Boulevard. Landscaping will include ground covers, shrubs and new trees. The mini park will also feature trees around the proposed park benches. A six-foot high decorative block wall is proposed along the La Cienega Boulevard frontage. A "City Of Inglewood" monument sign is proposed at the southern portion of the mini park. Staff has discussed with the applicant the possibility to also add a new monument sign to the northern portion of the site to become a marker for entry into the City.

Parking

The applicant proposes to provide 12 on-site parking spaces including one van-accessible handicapped parking space and two reserved spaces for the police and emergency personnel. The IMC does not specifically list the parking requirement for "neighborhood community centers" but the center would likely operate similar to a social club which requires one parking space for every 50 square feet of area excluding restrooms, kitchen and hallways. Based on the proposed floor plan, this would amount to approximately 600 square feet which requires 12 parking spaces. The parking area will maintain a decorative block wall at the forward end of all parking spaces abutting a public street in compliance with the IMC.

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 will be required to comply with recommendation from the public works department regarding traffic calming measures between La Tijera and Fairview Boulevards.

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 cjackson@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:

- 1 - Reduced Plans
- 2 - Color Rendering
- 3 - Draft Resolution for SP-1199

