

**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.

Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California

Approved this 2nd Day
of April, 2014

Chairman Larry Springs
City Planning Commission