

**MINUTES
INGLEWOOD PLANNING COMMISSION
SPECIAL MEETING
WEDNESDAY, APRIL 9, 2014**

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Special Planning Commission meeting on Wednesday, April 9, 2014, in the Library Lecture Hall, on the second level, across from the Inglewood Library. Following the Pledge of Allegiance, led by Planning Commissioner Aide Trejo, 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
Christopher E. Jackson, Sr., Senior Planner
Jeff Lewis, Assistant City Attorney
Eddy Ikemefuna, Planner II
Evangeline Lane, Acting Secretary

(3) APPROVAL OF MINUTES:

Commissioner Coleman made a motion that was seconded by Commissioner Trejo to approve the Planning Commission meeting minutes of November 6, 2013 with corrections.

The motion was carried by the following roll call vote:

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

(4) STAFF COMMUNICATIONS:

Ms. Tatum stated that the planning division did receive four notifications regarding item 6A, two in written form, with copies given to Planning Commission and two were phone calls and that case planner Mr. Christopher Jackson, Sr., Senior Planner will address these in his presentation.

(5) PUBLIC COMMENTS:

None

(6) PUBLIC HEARING:

(6a) SPECIAL USE PERMIT NO. 1199 (SP-1199) 6500 SOUTH LA CIENEGA BOULEVARD

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).

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

Commissioner Coleman asked about asbestosis removal in this building, and whether the cement siding will be graffiti proof. Mr. Jackson stated that the project will go through the city's building plan check and any lead paint or asbestos would have to be cured to assure that any project that houses citizens is safe and without hazards. He also said that anti-graffiti paint and/or siding will be encouraged or required to be used.

Commissioner Trejo asked whether the planning commission is being asked to consider approval for a community center and, if so, who will operate the site, and whether the site will be entirely responsible for special community meetings and not be used by the community for parties, weddings, receptions, and the like. Mr. Jackson responded that the City will operate the site in a similar manner as the Inglewood ICOPS buildings.

Commissioner Trejo asked whether proceeds from a billboard on the site will benefit the site or be used for site maintenance of the site. Mr. Jackson stated that super graphics and large billboards in the city lead to profit sharing and that is what will occur at the site.

Commissioner Trejo asked for clarification regarding whether the site will be leased for use by the city. Mr. Jackson stated that these details have not been completed and that the planning commission is being asked to approve the concept of a community center at this site managed by the city. He noted however, that the details of this arrangement will be discussed at the City Council level.

Commissioner Trejo asked, with regards to the traffic in that part of the city, how will a community center be handled with regards to parking; she asked if the city will have to worry about people attempting to park and cross the street using the parking area at the community center. Mr. Jackson stated that staff is looking into different ways to slow the northbound traffic on La Tijera boulevard: a possible suggestion is speed bumps or other means.

Commissioner Leevy asked 1) the timeframe for start of the work on the building, 2) will this site replace the ICOPS on La Brea and Centinela Avenue, 3) will there be parking along Fairview Boulevard up to Beach Avenue for residents, and 4) whether the landscaped area will be an exercise area with apparatus, or a passive area and if so, if what are the dimensions. Mr. Jackson stated that there is no time frame, but the applicant is looking to move as expeditiously as possible, and staff is looking to having these modifications completed by the end of April or early May 2014. He also stated that this site will not replace the ICOPPS center La Brea and Centinela. He also stated that with regards to permitted parking, planning staff is not involved in requesting that of the applicant, but there is a process to having permitted parking in any neighborhood. This process is done by the Public Works Department who investigates whether a project will have an effect on a particular neighborhood's parking situation to a point where permitted parking will be necessary. He stated that it will not be an active park, and there will be no apparatus for activity in order to keep the community safe from traffic on the side of La

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Cienega and the dimensions of the property would be 35-feet x 30-feet of an irregularly shaped-lot.

Commissioner Rice asked about the square footage of the building and the number of parking spaces. He also asked if this space would be used and/or controlled by the city for meetings by the local neighborhood. Mr. Jackson stated that the square footage of the building is 1,200-square feet, which includes 600-square feet of open area, along with ADA accessible restrooms and storage space. He stated that there will be 12 parking spaces for this size property, and that the center would be used by the city for small meeting groups, etc.

Chairman Springs asked Mr. Jackson why the planning commission didn't receive all the operational details so that a rational decision could be made. Mr. Jackson stated that since only the concept of a community center use is being voted upon this evening, and the reason there were not full details is because the city will be the entity which will be negotiating the details, so the city would be the one who determines what the hours of operations will be, and thus the City Council will determine how this location is used.

Chairman Springs asked Mr. Jackson about the 1967 zoning for this and when it was designated as R-1, and if it is still designated R-1. If so, will the Zoning designation be changed? If not, why was a gas station allowed in an R-1 zone? Mr. Jackson stated that the site is still zoned R-1 and will not change. The definition of an R-1 zone is single-family, and in 1967 the city approved a zone exception to allow a service station, but this is no longer permitted. However, the city had to honor this use, as approved in 1967. Since it was routine to do zone exceptions in the 40s - 60s, the city must honor this approval as the use was in operation. Once the gas station closed, there can not to be a new gas station without a zone change. Mr. Jackson stated that there was an unsuccessful attempt in the past to change the zone.

Chairman Springs asked the size of the building and that Mr. Jackson indicated it was 1200-square feet, what are the parking regulations for a building of that size. Mr. Jackson stated that the building of this size the parking regulations require one parking space for every 50-square feet and this amounts to 12 parking spaces.

Assistant city attorney Jeff Lewis stated that this is an unusual item but the planning commission has the right, to the best of their ability and understanding, to provide conditions regarding parking, and safety, and their role is to evaluate the project and provide conditions for the use of the property to the best of their ability, even though they may not have the information they typically receive. He noted that the planning commission has the right and the obligation to impose conditions for the use of the property should they decide to approve this item in an attempt to mitigate any negative impact that may result from the design on this site.

Chairman Springs asked the applicant to address the planning commission. Mr. Barry Burkett, executive vice president, 13116 Imperial Highway, Santa Fe Springs, Thrifty Oil representative, stated that even though thrifty oil has leased the property in the past to BP, it can no longer serve as a gas station. He stated that Thrifty Oil is proposing to give the city an

opportunity to use the property in a way that benefits the local community—this could mean by having a small meeting area or possibly a small meet and greet venue. The design and layout of this project is trying to keep a green environmental build so it can be a self-sustaining structure with as much landscaping on the site as possible.

Commissioner Leevy asked if this site was initially proposed as a parking lot and stated that he appreciates Thrifty Oil working with the city to beautify this location since it has been a very long time since the station was closed. Mr. Burkett said that Thrifty Oil had a contract with BP to use the site since the property was purchased by Thrifty Oil and the lease was a grandfathered as a gas station. The agreement was for BP to maintain it as a gas station, but BP closed the station in 1998 and refused to reopen it. BP went to the City for a paid parking lot, which would only benefit BP. He said that Thrifty Oil felt that a parking lot was not beneficial for the City or the community, but feels a community center will be a benefit for all.

Commissioner Rice thanked Mr. Burkett and Thrifty Oil for coming up with a great new idea.

Commissioner Trejo stated that she too appreciates Mr. Burkett and Thrifty Oil for this project.

Chairman Springs opened the public hearing for this item.

FOR:

- Ms. Juanita Withrow, Inglewood resident.
- Ms. Mary McBride, Inglewood resident.
- Ms. Suzanne Openhiemer, Inglewood resident - concerns about traffic, night parking control, children street crossing safety, evening lighting issues around the property.
- Mr. Jim Withrow, Inglewood resident - concerns about traffic safety, maintenance of the site - who will be responsible, the City or the property owner, and who will pay for the upkeep and running of the site - will it be the billboard company proceeds.
- Mr. Stewart Bailey, Inglewood resident.

AGAINST:

None

Chairman Springs closed the public hearing.

MOTION:

Commissioner Rice made a motion to affirm Categorical Exemption EA-CE-2014-23, adopt the attached resolution approving SP-1199 subject to ten conditions and Commissioner Coleman asked if there could be additional conditions applied, the installation of security cameras around the parameter of both the building and the entire site and if this could be determined during the site plan review. Another condition from Commissioner Trejo, if there could be special attention and implementation to a traffic study done for pedestrian safety around the site, and was seconded by Commissioner Leevy that resolution number 1702, be approved.

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A SPECIAL USE PERMIT FOR BARRY W.**

**BERKETT REPRESENTING THRIFTY OIL TO ALLOW A
COMMUNITY CENTER AS A TRANSITIONAL USE ON AN
APPROXIMATELY 15,121 SQUARE-FOOT R-1 (ONE
FAMILY RESIDENTIAL) ZONED PROPERTY AT 6500
SOUTH LA CIENEGA 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 period.

(7) PUBLIC COMMENTS:

None

(8) PLANNING COMMISSION INITIATIVES:

Commissioner Trejo:

- Century Boulevard and Inglewood Avenue - The Valero Gas station is not adhering to the conditions for landscaping requirements, as there is no ivy and no landscaping along the perimeters of the walls.

Commissioner Leevy:

- Thanked residents of district two for being persistent regarding the gas station site, and thanked Thrifty Oil for working tirelessly to provide a beautiful project.

Commissioner Rice:

- Ditto

(9) ADJOURNMENT:

Chairman Springs announced this meeting is adjourned at 8:23 p.m.

Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California

Approved this 7th Day
of May, 2014

Chairman Larry Springs
City Planning Commission