

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, MAY 7, 2014

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its meeting on Wednesday, May 7, 2014, in the City Council Chambers on the ninth floor of City Hall. Following the Pledge of Allegiance, led by Planning Commissioner Rice, the meeting was called to order at 7:05 p.m.

(2) ROLL CALL:

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

Excused

Absence: Commissioner Darius Leevy

Staff: Linda F. Tatum, AICP, Planning Manager
Mindy Wilcox, AICP, Senior Planner
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 seconded by Commissioner Rice to approve the Planning Commission meeting minutes of April 2, 2014, with corrections.

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Trejo, Coleman and Chairman Springs

Noes: None

Commissioner Coleman made a motion seconded by Commissioner Trejo to approve the Special Planning Commission meeting minutes of April 9, 2014, with corrections.

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Trejo, Coleman and Chairman Springs

Noes: None

(4) STAFF COMMUNICATIONS:

Ms. Tatum stated that she received a phone call from Commissioner Leevy, requesting an excused absence from tonight's meeting. Also, the applicant for agenda item 6B requested a postponement until the August 6, 2014, Planning Commission Meeting.

(5) PUBLIC COMMENTS:

Ms. Diane Zambrano, Inglewood resident. Unable to access the full Planning Commission Agenda packet on the City's website.

(6a) SPECIAL USE PERMIT NO. 1194 (SP-1194) 206 SOUTH LOCUST STREET

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

Christopher E. Jackson, Sr., Senior Planner, made the staff presentation and stated that there can be no increase in ABC licenses in this census tract because the limit of seven licenses based on population has already been reached. He said that before issuing new licenses, ABC will consider that there are two businesses in the area with similar licenses: the Savoy and Los Ponchos Restaurant. The types of evidence that ABC will consider to deny the request for a new license include: 1) if there is a determination by the city that the request would create a public nuisance; 2) if the license would cause or add to crime in the area; or 3) if it would be contrary to zoning laws in the city. Mr. Jackson noted that this SUP request requires approval from the planning commission in order for ABC to consider granting a license. He stated that since there is a large concentration of licenses in the subject census tract, ABC would require either the purchase of an existing license or an exchange so that there would not be a net increase in the seven existing licenses, including the subject location. He noted that the site is located in crime reporting district I-10, that in 2011 there was 104 crime incidents reported, 114 incidents reported in 2012, and a significant increase to 152 incidents reported in 2013.

Mr. Jackson noted that staff did not receive any comments other than from the Inglewood Police Department, who opposed granting this request based on the number of calls associated with this location and the number of crimes occurring in this crime reporting district. He stated that if the planning commission decides to approve this SUP request, the project will be subject to site plan review for the proposed exterior modifications to the building. He concluded that the project is consistent with the general plan.

Chairman Springs asked if there were any questions for staff.

Commissioner Coleman asked if the ABC license for the prior operator still available for transfer to the applicant or whether the applicant must participate in a lottery to purchase a new license. Mr. Jackson responded that the prior club (Dynasty) has been closed for three years and the applicant would need to respond to this question. He restated that ABC will issue no more than the seven licenses currently in that census tract.

Commissioner Coleman asked whether the crime rate in the area has gone up in the three years since the prior club closed and

Mr. Jackson responded that the number of crimes reported has increased.

Commissioner Coleman noted that when the Dynasty club was opened their customers parked in the Bank of America parking lot after hours, which caused a lot of chaos. He further asked whether the applicant was considering the use of live security to assist with customer parking, and possibly valet parking. He said that in rainy weather, customers would not want to wait for a valet and would fall back into the habit of parking in the Bank of America parking lot after hours, which will bring more chaos.

Commissioner Coleman asked if the prior SUP for use of the rear for off-site dining is still valid and Mr. Jackson replied that those permits are terminated.

Commissioner Trejo asked whether the proposed use a nightclub or event center because it has a bar that serves liquor and distilled spirits and seems like a nightclub; and whether parking requirements had increased since the prior use. Mr. Jackson replied that parking has not changed. Commissioner Trejo noted that the staff report indicates that the "event center" will provide rental space for weddings, receptions, concerts, bar mitzvahs, and quinceanera's, during the hours 9:00 PM until 2:00 AM on Saturday and Sunday. She asked if there is no rental activity scheduled for Saturday or Sunday will the business still operate or be closed. Finally, she asked the distance from the site to the parking structure in feet. Mr. Jackson stated that staff does not give direction to the applicant regarding how they operate, and based upon the description provided to staff, the assumption is that when there is no event scheduled, the bar/lounge would be closed. He further noted that there was a discussion with the applicant about the event center being a nightclub because they have similar operational characteristics.

Mr. Jackson stated that the distance from the site to the parking structure is about 125-170 feet. Customers will use the crosswalks at Locust Street and Manchester Boulevard to access the parking structure.

Commissioner Rice commented that his initial concern was the increased crime rate at the proposed site, believing that the crime rate increase was due to the Dynasty nightclub but was relieved to find that the increase in crime occurred three years after Dynasty closed. Commissioner Rice asked how the parking was calculated and Mr. Jackson explained the common areas where the public assembles are used to calculate the parking. Commissioner Rice asked how the Type 47 license would not be an increase if the limit of seven licenses has been reached. Mr. Jackson confirmed that in order for the applicant to obtain an ABC license in the census tract, it would have to be purchased from an existing establishment.

Chairman Springs asked about the lack of support for this application from the Inglewood Police Department and Mr. Jackson confirmed that it was due to the increased crime/calls for service in the census tract and the previous operation at this site.

Chairman Springs asked if the building is being leased by the applicant or purchased and Mr. Jackson deferred this response to the applicant.

Inglewood Planning Commission Meeting Minutes
May 7, 2014

The applicant, Dr. Sota (Osemwota Omoigui), addressed the Planning Commission and Chairman Springs asked commission if there were any questions for the applicant.

Commissioner Rice asked Dr. Sota why he chose to fully close the windows with stucco and Dr. Sota replied that there was a desire to remove the metal screening from the windows and he felt that stucco would be a better façade. After speaking with staff, he decided to put stucco half way up with the windows exposed at the top.

Commissioner Rice asked since the building is 85 percent glass what percentage of glass will remain and what percentage will be stucco and Dr. Sota replied that 25-30 percent of the façade will be glass with 65-70 percent stucco. He noted that neighboring businesses have just one panel of glass with the remainder being stucco. He also stated that there will be a three-foot panel of glass around the top of the building.

Commissioner Trejo asked the applicant if he could clarify what would take place at the event center for the weekend if there are no scheduled events, and whether it will be open for business as a bar or lounge. Dr. Sota responded that there will always be events such as weddings, receptions, live concerts, and the bar and lounge area, which has video screens for sports viewing, will always be open for business.

Commissioner Trejo asked the size of the dance floor and the area of any fixed seating. Dr. Sota said the dance floor is about 324 feet and there is no fixed seating or a fixed stage, which allows for various layouts for a fashion show run-way, or wedding. With this flexibility, the event center would not be just a nightclub, but it would be used as a diverse activity center and there is nothing like this in the city.

Commissioner Trejo asked Dr. Sota if he operated an existing event center and whether he has purchased the building. He responded that he does not operate a business like this, but he purchased the building to create such a business.

Commissioner Trejo said that she agrees that an empty building can contribute to a crime rate increase, but that something other than the empty building is causing the increase, but the mix of alcohol with live entertainment can also have a negative impact, because when customers become intoxicated they lose control and cause crime. With the Police's opposition to another nightclub-type business in the area, this operation is a concern.

Dr. Sota stated that all alcohol consumption is dependent upon how responsibly the operation is run and he will operate a very responsible business.

Commissioner Coleman said he agrees with Commissioner Rice about the windows being replaced with stucco. He stated that for law enforcement and emergency responders it is not possible to see through stucco if the need arises to penetrate a building in case of an emergency. He also asked if the applicant is willing to install security cameras, and if he could to expound on how many and where they should be located and whether security guards would be used.

Dr. Sota said that businesses use metal bars over their windows to deter burglaries and several neighboring businesses have suffered from burglaries where access was gained through windows. He said that having stucco, and not concrete, bricks, or metal bars, would allow emergency personnel to penetrate the building should the need arise. He also said that if the planning commission prefers glass to stucco, that can be looked into. He said there will be sixteen security cameras. Dr. Sota stated that depending upon what type of event and attendance will determine the need for the use of security staff, and they will be used as needed. If it is a wedding or reception, then only the security cameras will be utilized, if it is a sporting event where the bar and lounge will be involved, they will use security personnel.

Chairman Springs asked if food will be catered from outside or if the full kitchen on the premises will be used. Dr. Sota said that because the event center will be available for rental for all cultures, he wants the ability to provide food for that group's event. He intends to hire kitchen staff to provide meals at a later date, and cater until that time.

Chairman Springs opened the public hearing.

SPEAKERS IN SUPPORT OF THE REQUEST:

Ms. Helen Obanor
Mr. John Giomowo
Mr. Aijai Aghahowa
Mr. Harry Osuwe
Mr. Emmanuel A'ke
Mr. Emmanuel Nwabuzor
Ms. Isiuwa Omoigui

SPEAKERS AGAINST THE REQUEST:

Ms. Ann LaRose
Mr. Stewart Bailey
Ms. Ethel Austin

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

Commissioner Coleman asked if the planning commission will be have access to the site plan review to see if the project was completed as proposed in the staff report. He still had a concern about the safety of emergency response personnel. Ms. Tatum responded that the planning commission could direct staff to have the applicant come before the planning commission during site plan review, then that can happen.

Commissioner Rice stated that this project has received a lot of attention by being noticed in the paper and by word-of-mouth and the community interest shows. He said that this project has no ties to the Club Dynasty, so that will not be a factor in his decision. Though the police report spoke of crime in the area, but the increase in crime occurred after Dynasty closed.

Commissioner Springs said that all applicants coming before the planning commission should be held accountable to build exactly what is stated in their presentation and if their project does not deliver, then the planning commission should have the ability to recall that license to operate and shut it down. He asked staff if there is recourse for the planning commission to operate in that manner.

Ms. Tatum replied that it is not clear if the planning commission can shut down or close a business, but if the planning commission revokes the special use permit, it would remove the applicant's ability to be approved by ABC in order to sell liquor and distilled spirits. Also, if the applicant is not compliant with conditions of approval, ABC would do their own independent research and possibly revoke the license. However, ABC's actions are independent of the Planning Commission's actions.

Chairman Springs asked Ms. Tatum if the commission could place restrictions on the special use permit and she replied yes, as any directions given by the planning commission will be a condition of the special use permit.

Commissioner Springs asked if the planning commission could require a time limit or request the applicant to return periodically for review and Ms. Tatum stated that once the planning commission approves the special use permit, it is stating that the project is in compliance. The planning commission can require several reviews, but the reviews cannot continue forever.

Chairman Springs requested a motion.

MOTION:

Commissioner Rice made the motion to affirm categorical exemption EA-CE-2014-01 and approve of special use permit 1194 (SP-1194), along with adopting the attached resolution subject to the 15 conditions adding any additional conditions by this planning commission, along with the having the opportunity to inspect the façade changes and have the applicant return in one year for review, also to have the applicant add live security 24/7 to police customers so that they do not park in the Bank of America parking lot, and keeping customers who attend the event center in the day and evenings safe. Commissioner Coleman seconded the motion that Resolution No. 1703 be approved.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT TO DR. OSEMWOTA OMOIGUI, TO ALLOW A BAR AND LOUNGE WITH AN EVENT CENTER INCLUDING LIVE ENTERTAINMENT AND THE SALE OF BEER, WINE AND DISTILLED SPIRITS FOR ON-SITE CONSUMPTION ON A C-1 (LIMITED COMMERCIAL) ZONED PROPERTY AT 206 SOUTH LOCUST STREET.

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Coleman and Chairman Springs

Noes: Commissioner Trejo

Ms. Tatum explained the appeal process.

(6b) SPECIAL USE PERMIT NO. 1196 (SP-1196) 817 NORTH LA BREA AVENUE

A continued public hearing to consider an application by Keith Morris, representing American Legion Jackie Robinson Post # 252,

for Special Use Permit No. 1196 (SP-1196) to allow an event center with live entertainment and the sale of beer, wine and distilled spirits for on-site consumption within a tenant space of a multi-tenant commercial building on a 1.4-acre C-2(General Commercial) and P-1 (Automobile Parking) zoned site at 817 North La Brea Avenue). **(This item is requested by the applicant to be postponed to August 6, 2014.)**

MOTION:

Commissioner Coleman made a motion to approve the request to postpone Special Use Permit No. 1196 to the August 6, 2014, planning commission meeting, and the motion was seconded by Commissioner Trejo.

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Trejo, Coleman and Chairman Springs

(6c) SPECIAL USE PERMIT NO. 1191 (SP-1191) 1117 WEST MANCHESTER BOULEVARD

A public hearing to consider an application by Monica Spencer representing AT&T, for Special Use Permit No. 1191 (SP-1191) to allow the modification of an existing monopole comprised of installation of new antennas with support apparatus, suppression units and associated equipment to an existing wireless telecommunication facility located on an approximately 1.58-acre site developed with a multiple-tenant shopping center on a C-3 (Heavy Commercial) and M-1 (Light Manufacturing) zoned property at 1117 West Manchester Boulevard.

MOTION:

Chairman Springs asked for a motion of postponement until the next special planning commission meeting of June 2, 2014, in order to allow the applicant the opportunity to create a camouflaged design for the antennae structure. Commissioner Coleman seconded the motion.

The applicant agreed to the postponement.

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Trejo, Coleman and Chairman Springs

(6d) SPECIAL USE PERMIT NO. 1197 (SP-1197) 1330 NORTH LA BREA AVENUE

A public hearing to consider an application by Fiesta Martin, for Special Use Permit No. 1197 (SP-1197) to allow the on-site sales of distilled spirits in an existing restaurant on an approximately 6,050 square-foot site developed with a multiple-tenant commercial building on a C-2 (General Commercial) zoned property at 1330 North La Brea Avenue.

Mr. Christopher Jackson, Sr., senior planner made the staff presentation.

Inglewood Planning Commission Meeting Minutes
May 7, 2014

Commissioner Rice asked for clarification regarding signage in the window regarding the sale of liquor and if it was in violation of the code.

Mr. Jackson responded no, but that staff typically requests restaurants to not display signs for alcohol on the outside of the building and is requesting that it be a condition that the advertisement of the sale of alcohol be restricted to the interior of the restaurant, and not being able to be seen from the street in consideration of the neighboring residents.

Chairman Springs asked if the parking covered the entire rear portion of the building and Mr. Jackson replied that it does.

Chairman Springs asked the applicant to come forward and address the planning commission.

Mr. Carlos Gutierrez, representative for Fiesta Martin restaurant stated that the Martín family owns and operates a successful family-oriented restaurant and continues to give to the community and City of Inglewood. The family purchased the adjoining building and a building across the street to secure more parking for their patrons. He said the restaurant has been in the city for more than 25 years and has never had an incident selling beer and wine. The restaurant would like this approval to upgrade their ABC license to sell tequila and enhance their drink menu.

Commissioner Trejo said that a printed flyer states Margarita Mondays and she asked what that was about. Mr. Gutierrez stated that their margaritas are made with wine, and if the SUP is approved they will be able to use tequila.

Commissioner Trejo asked if the restaurant receives the special use permit, will the flyers say tequila Margarita Mondays and she asked Mr. Jackson if the banners on the building are permitted. Mr. Jackson stated that the banner will not be permitted if the condition regarding no alcohol advertising is included. He further stated that there are restrictions on the number of banners and the frequency of banners permitted on a site. Typically they are associated with holidays and/or special events.

Commissioner Trejo asked if it is more than this type of banner would hang inside the restaurant and Mr. Jackson responded yes.

Chairman Springs said that the common customer might come to the restaurant for a margarita not knowing that it is not a tequila Margarita. He asked if this is false advertising and Mr. Gutierrez said that if questioned by the customer, the staff tells them that it is made with wine not tequila. He said that when a business does not have a full liquor license, they do what they can to survive in honest terms. Mr. Gutierrez said the restaurant is not trying to fool the customers, but are using discretion in advertising.

Chairman Springs asked how many customers question the ingredients of the margaritas and Mr. Gutierrez said not very many.

Chairman Springs opened the public hearing for anyone who wished to speak for or against the applicant.

SPEAKERS IN SUPPORT OF THE REQUEST:

- Ethel Austin
- B'Nez Westmoreland
- Ann LaRose
- Peter Holman
- Gloria Martin
- Dianne Sambrano
- George Turner
- Donald Swartz
- Ellias Herмосillo
- Erika Herмосillo
- Jim Withrow
- Esaul Martin, Jr.
- Stewart Bailey

SPEAKERS AGAINST THE REQUEST:

- Sandy Dunkley - Parking/traffic in the neighborhood.
- Mr. Will Thomas - Parking problems.
- Cecilia Ixcot - Parking problems.

Chairman Springs closed the public hearing, and asked for closing remarks from the Planning Commission.

Commissioner Trejo stated that she feels that Inglewood is over concentrated. However, she stated that she looks at every application individually, and with this applicant she can see that it is a well-run business, and she is impressed with the applicant's commitment to the City. They show a commitment to staying in Inglewood and they provide good food. She also stated that she is impressed with the community for taking an interest and thanked the community for coming out to support the applicant.

Commissioner Coleman stated that this restaurant has provided parking across the street for their customers to make sure that parking is available, and that this is one of the most outstanding restaurants in the city. He has seen various law enforcement officers and LA Fire Department personnel having a meal at this restaurant. He further mentioned that he has never seen customers being loud or unruly in the restaurant and feels that the restaurant ranks with those in Beverly Hills, Hollywood, etc.

Commissioner Rice stated that any successful business will have challenges, and parking is one of those challenges. He stated that this is not a perfect world, but the applicants have an excellent restaurant and a thriving business and hopes that they will continue to work with the community to alleviate the parking challenges.

Chairman Springs stated that he had some concerns with the parking and asked staff if there was a possibility for the community to obtain permit parking. Ms. Tatum stated that there is a process to obtain permitted parking on the street and that the residents can obtain that information from the Public Works department.

Chairman Springs stated that he felt that the banner might be false advertising, because there was no disclosure of the type of margaritas being served. He stated that the restaurant has excellent food and that the service is top-notch.

Chairman Springs asked for a motion.

MOTION:

Commissioner Coleman made a motion to approve Special Use Permit 1197 (SP-1197) subject to the 14 conditions and affirm categorical exemption EA-CE-2014-20 the motion was seconded by Commissioner Trejo.

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Trejo, Coleman and Chairman Springs

Ms. Tatum explained the appeal process.

(6e) ZONING CODE AMENDMENT ZCA-2013-07 TO CHAPTER 12 WORK/LIVE OVERLAY ZONE

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.

Ms. Mindy Wilcox made the staff presentation.

Chairman Springs asked Ms. Wilcox to show the location of the work-live overlay zones. Ms. Wilcox stated that the areas vary, from the C-1 area downtown and five M-1 zoned areas where the standards would apply where there is either commercial or industrial zoning. She stated that some areas within the overlay zones do not currently have commercial or industrial zoning--such as West Boulevard--so a zoning map amendment would be needed for those properties to be in compliance with work-live standards.

Commercial Trejo asked if there is a restriction on the number of people that can occupy the residential space of a work-live unit and Ms. Wilcox stated as it is considered a dwelling unit, it would be subject to the same restrictions as any other dwelling unit, and there are no zoning regulations to limit occupancy.

Commissioner Trejo stated that she is generally in favor of the work-live unit as a dwelling place, but has a question regarding children living in the dwelling unit, and whether there is a need to provide a play area. Ms. Wilcox responded that work-live units have to comply with R-2 building standards and zoning requirements for open space which are based on the unique nature of the use of these units. The zoning standards require more common open space than private as residents will be more inclined to use open spaces outside of their units for recreational activities.

Chairman Springs opened the public hearing for anyone who wished to speak for or against the applicant.

FOR:

- Chris Mercier
- Renee Fox
- Norman Scott
- Ann LaRose
- Mona Lisa Whitaker
- Mr. Juan Arevalo
- Dianne Zambrano
- Marino Pascal
- Ethel Austin
- Steward Bailey

Chairman Springs closed the public hearing, and asked for closing remarks from the planning commission.

Commissioner Coleman asked if sprinklers are required in work-live units and Ms. Tatum responded that if the current occupancy per the city building records is either industrial or commercial and the owner requests to convert the building to work-live, it would require changing the occupancy from commercial or industrial to the new occupancy of work-live, which would trigger the requirement for sprinklers in the residential area of the unit. She indicated that sprinklers are a building code requirement that address safety and not a zoning code requirement, and the city cannot waive this requirement nor declare an existing use which may include a residential component as legal non-conforming.

Commissioner Trejo stated that she is in favor of the work-live Zoning Code Amendment and believes that it is a vital component for growth and is a good thing for the city.

Commissioner Rice asked for clarification on what portion of an industrial or commercial building would have to have sprinklers installed and Ms. Tatum stated that it would be the residential/living portion of the building.

Chairman Springs asked for a motion.

MOTION:

Commissioner Trejo made a motion to affirm Negative Declaration EA-ND-2013-72 and adopt resolution recommending City Council adoption of Zoning Code Amendment ZCA-2013-07 and Zone Change ZC-2013-01 and the motion was seconded by Commissioner Coleman.

The motion was carried by the following roll call vote:

Ayes: Commissioners Rice, Trejo, Coleman and Chairman Springs

(7) PUBLIC COMMENTS:

- Ethel Austin: When was the moratorium on liquor licenses lifted in the City of Inglewood?
- Phillip Harrison: Will there be a business improvement district for Inglewood in the near future?
- Maxine Toller: Responded to Mr. Harrison's question that several members of the community are putting together a business improvement district (BID) for the Manchester corridor between Van Ness Avenue and Prairie Avenue. She said that a group of USD students have finished phase one of the investigative stage for the BID and will proceed. She said they are very excited about it. She said she was disappointed to see a new beauty supply store in the shopping center next to the McDonalds on Manchester Boulevard. She feels that the 300-foot requirement for the beauty supply stores is not working.
- Diane Zambrano: Stated that she felt historic buildings in the city are being misused.

(8) PLANNING COMMISSION INITIATIVES:

Commissioner Trejo:

- Requested that staff investigate whether beauty supply stores can be under the same definition as beauty salons, nail shops and barber shops with the three-hundred foot radius in order to slow down the over-concentration of this use. She also asked staff to research if other cities have ways to control the over-saturation of beauty supply uses. Ms. Tatum stated that because beauty supply stores are retail uses, they are different from barber shops which are a service use. However, staff can look into how beauty supply uses are regulated in other cities.
- Asked if there is an ordinance that allows for the preservation of older buildings. Ms. Tatum stated that there is no ordinance that provides protection and if the city adopted an ordinance, it would delay the redevelopment or demolition process, but not offer complete protection. She noted that the Inglewood Historic Society is in the process of completing a survey that once completed, can provide the basis upon which to draft a historic preservation ordinance.
- Is there a design review requirement at any other location in the City other than Manchester Boulevard and would staff need a motion from the Planning Commission to get this started? Ms. Tatum stated that presently Manchester Boulevard is the only Design Review corridor, but staff can look creating a design review corridor at other locations and bring it back to the Commission for consideration.

Commissioner Coleman:

- 11412 South Dehn. Requested Code Enforcement investigation for building and property maintenance issues and a welfare check for the elderly mother and mentally challenged son. Ms. Tatum stated staff will contact IPD to do a welfare check of the residents and also speak with code enforcement about the tree and bush over-growth.

Commissioner Rice:

- Stated that 35 to 40 percent of salon operators must include products for sale to customers. Expressed a concern that some beauty supply stores could be operating salons in the rear of the store by owners going directly to the state board of cosmetology for licenses without getting a city business license. He stated that he will provide staff the names of beauty supply businesses that are doing salon businesses in the rear. Ms. Tatum stated that when the city receives complaints of beauty salons operating without a SUP, they are turned over to code enforcement for action.

Chairman Springs:

- Asked about the brochures that Commissioner Coleman spoke about for the camouflage company for wireless antennae sites. Ms. Tatum stated that the brochures were distributed to each Commissioner.
- Commissioner Rice asked about the tents on the Metro tracks at Florence Boulevard and La Cienega Boulevard. Ms. Tatum stated that Code Enforcement had been notified and they will request that Metro clean up this location.

- Commissioner Trejo asked what is being built on the site at Arbor Vitae and Aviation. Ms. Tatum stated that a rental car agency is under construction. Commissioner Trejo noted that she goes by the site daily and there is no graffiti on the walls.
- Commissioner Coleman spoke about the abandoned property at Yukon and Imperial Highway and transient that appears to be living there. Ms. Tatum stated that code enforcement is working with owner and IPD is working to remove the homeless person suspected of living there.
- Maintenance of property at Pincay / Kareem Court-the site needs to be cleaned inside and outside of the fence. Ms. Tatum stated that the property no longer belongs to Walmart and that the new owner has been cited for maintenance of the property.
- The traffic signal at Fifth Avenue and Century Boulevard is not operating properly. Ms. Tatum stated that she ask Public Works to investigate and repair, as necessary.
- Asked about the status of the Century Boulevard project. Ms. Tatum stated that the entirety of Century Boulevard from La Cienega Boulevard to Van Ness Avenue will be improved when the City completing its Redevelopment dissolution process and getting a finding a completion is issued. The City can then use the bond funds that have been allocated for this project.
- What business is going into the old KFC location at the corner of Crenshaw and Manchester Boulevard. Mr. Jackson stated that it will be a Jack-in-the Box restaurant.

Commissioner Trejo:

- Inquired about the landscaping improvements at the Valero gas station on the corner of Century Boulevard and Inglewood Avenue because it does not appear that the landscaping is what was approved by the Planning Commission during the SUP process for this site. Ms. Tatum stated that this project is being handled by Laura Zingg who has been out off the office. She will respond once Ms. Zingg is back in the office.

(9) ADJOURNMENT:

Chairman Springs adjourned the meeting at 10:34 p.m., and announced that the next scheduled meeting will be a Special Planning Commission meeting which will be held Monday, June 2, 2014, in the City Council Chambers of City Hall at 7:00pm.

Evangeline Lane, Acting Secretary
City Planning Commission
Inglewood, California

Approved this 2nd Day
of July, 2014

Chairman Larry Springs
City Planning Commission