

**MINUTES  
INGLEWOOD SPECIAL PLANNING COMMISSION MEETING  
MONDAY, JUNE 2, 2014**

**(1) PLEDGE OF ALLEGIANCE:**

The City of Inglewood Special Planning Commission held its meeting on Monday, June 2, 2014, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by Planning Commissioner David Rice, the meeting was called to order at 7:05 p.m.

**(2) ROLL CALL:**

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

Excused

Absence: Commissioner Aide Trejo  
Jeff Lewis, Assistant City Attorney

Staff: Linda F. Tatum, AICP, Planning Manager  
Mindy Wilcox, AICP, Senior Planner  
Christopher E. Jackson, Sr., Senior Planner  
Eddy Ikemefuna, Planner II  
Evangeline Lane, Acting Secretary

**(3) STAFF COMMUNICATIONS:**

Ms. Tatum introduced a new temporary contract planner, Alex Heath, Planning Technician, from Civic Solutions. She also confirmed the next regularly scheduled Planning Commission meeting of July 2, 2014, and the Special Planning Commission meeting of July 9, 2014, at 7:00pm in the City Council chambers on the ninth floor of City Hall for the Hollywood Park Specific Plan Amendment. She asked that each Planning Commissioner confirm their availability for the Special Meeting date.

**(4) PUBLIC COMMENTS:**

Mr. Robert Terrell, 4127 Avenida Sevilla, Cypress, CA 90360, Architect and St. Paul Baptist Church representative.

Dr. Joel Anthony Ward, Pastor, St. Paul Baptist Church.

**(5) PUBLIC HEARING:**

A continued 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. **(This item is requested by the applicant to be postponed to August 6, 2014)**

**MOTION:**

Commissioner Terry Coleman made the motion to continue Item No. 5a. Special Use Permit No. 1191 (SP-1191), per the request of the applicant for a continuation to the August 6, 2014 Planning Commission meeting, and was second by Commissioner Rice.

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Coleman and Chairman Springs

**NON-PUBLIC HEARING:**

**(6a) DESIGN REVIEW NO. 78 (DR-78) 2541 WEST MANCHESTER BOULEVARD**

An application by Robert Terrell, representing St. Paul Baptist Church, for Design Review No. 77 (DR-77) to allow exterior and interior modification of an existing 14,434 square-foot, two-story commercial building on an approximately 15,195 square-foot C-2 (General Commercial) zoned property located at 2541 West Manchester Boulevard.

Eddy Ikemefuna, Planner II, made the staff presentation. Chairman Springs asked the applicant, Pastor Ward, to address questions from the Planning Commission.

Commissioner Coleman asked Mr. Ikemefuna for clarification on what specifically, if anything other than the building design, the Planning Commission was being asked to approve, noting that the staff report included a discussion of signs, landscaping, and parking. He asked staff if it was appropriate for the Planning Commission to comment on or condition items other than the building design. Mr. Ikemefuna stated that the focus for the Planning Commission is the art deco design of the building, which includes the sign on the building. He also noted that no action was being requested on the landscaping which the applicant proposes to install in front of the building.

Commissioner Coleman asked the applicant if there was a contact person for maintenance of the site that can be called to address any problems with the upkeep of the building, especially the trash and debris that could collect in the front area of the building with the daily foot traffic passing the building. Mr. Ikemefuna responded that during site plan review, a condition requiring maintenance in compliance with the code is included in the approval of the site plan review for the building and the landscaped areas.

Commissioner Rice asked if all the signs shown in the rendering of the building are permitted, will be permitted, or will be removed. Mr. Ikemefuna stated that the roof sign, is not permitted and will be removed, but there are several signs that are considered art deco and are allowed by the city's sign code. He also mentioned the no permits have yet been pulled for any of the existing or proposed signage.

Ms. Tatum also responded to Commissioner Rice's question by saying the signage proposed above the marquee is not allowed by Code and will not be permitted.

Commissioner Rice asked if the stucco walls below the marquee area will be replaced by windows and Mr. Ikemefuna replied that he spoke with the project architect who said that the windows will be glass block, which is consistent with the art deco style of the building.

Dr. Joel Anthony Ward, Pastor of St. Paul Baptist Church, stated that the church has no problems complying with requirements to maintain the art deco design of the building, and that all signage that needs to be removed, will be removed. Dr. Ward said that the church has an individual who cleans the exterior area of the building that faces Manchester Boulevard, waters the plants in front of the building and that he will be responsible for maintaining all landscaping on the site. He further stated that the church is looking into having obscure gates to keep vagrants from camping in the doorway at night.

Commissioner Leevy asked Dr. Ward if the church is looking into electronic powered gates for the doorway rather than manual gates. Dr. Ward stated that they are willing to work with the Planning Division staff regarding the gates.

Commissioner Rice stated that if the applicant is looking to add gates at the front, that the gates be pleasing to the eye and don't take away from the Art Deco style of the building, and Dr. Ward stated that this is their intention.

Ms. Tatum noted that the code does not allow exterior "grill type gates in the doorway area. Commissioner Rice asked if the exterior gating is not allowed, what material could the church use to deter the homeless from using the area as a shelter from the elements. Ms. Tatum stated that staff will work with the applicant during Site Plan Review to determine a solution that is aesthetically pleasing and in compliance with the code.

Chairman Springs asked that staff bring that information to the Planning Commission prior to implementation, and Ms. Tatum indicated that this could be done.

Commissioner Coleman asked Dr. Ward about the person who provides maintenance on the property two days a week, and Dr. Ward stated maintenance is done only two days a week while the church is not occupying the site, but once the repairs are done there will be maintenance personnel on the grounds seven days a week.

Commissioner Coleman asked Dr. Ward if they would provide contact information for the maintenance staff to the City in case there is a need for emergency maintenance on the site; and Dr. Ward stated that he will provide this information to staff.

Chairman Springs requested a motion.

**MOTION:**

Commissioner Rice made a motion to affirm categorical exemption EA-CE-2014-06 and approve Design Review No. 78 (DR-78), and adopt the proposed attached resolution including the 10 conditions. There was a second by Commissioner Coleman that Resolution No. 1706 be approved.

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A DESIGN REVIEW FOR PROPOSED FAÇADE IMPROVEMENTS TO AN EXISTING 14,434 SQUARE FEET TWO-STORY COMMERCIAL BUILDING ON AN APPROXIMATELY 15,193 SQUARE-FOOT C-2 (GENERAL COMMERCIAL) ZONED PROPERTY AT 2541 WEST MANCHESTER BOULEVARD.**

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Coleman and Chairman Springs

Ms. Tatum explained the appeal process.

**(6b) PROJECT UPDATE ON SPECIAL USE PERMIT NO. 1192 (SP-1192) 206 SOUTH LOCUST STREET**

A project update on façade modifications to a previously approved event center with live entertainment and alcohol sales for on-site consumption on an approximately 15,195 square-foot C-2 (General Commercial) zoned property located at 206 S. Locust Street.

Ms. Tatum stated that this item was brought back for Planning Commission review, as requested. She explained that at the last Planning Commission meeting, the body requested to see a copy of the proposed plan for the façade change of the building. She stated that staff reviewed the façade plans to assure that the intent of the Planning Commission as well as Code requirements for commercial districts to have glazing and open windows on the building, and that staff determined that those criteria were met per the proposed revised elevations. No action by the Planning Commission was required for this item.

**(7) PUBLIC COMMENTS:**

None

**(8) PLANNING COMMISSION INITIATIVES:**

Commissioner Leevy:

- Noted that because of the election within a few days there are a lot of campaign signs all over the city on yards, light poles and street signs.

Ms. Tatum said that Code Enforcement will be notified, but the staff routinely removes unpermitted signs posted in the public rights of way.

Commissioner Coleman:

- Requested Planning Division staff to print and distribute a copy of the color booklet from the Arizona camouflage company to the Planning Commission by the next meeting.

Ms. Tatum stated that staff will provide a copy to each Commissioner.

Chairman Springs:

- Pincay Avenue property maintenance--Overgrowth of weeds both inside and outside of the fence.

Ms. Tatum stated that the new owner has been cited by Code Enforcement, who will attempt to make contact again for cleanup of the site.

- Century/Crenshaw Boulevard. Trash is building up daily and it needs to be policed by the property owner.

Ms. Tatum stated that staff will contact the WSS management regarding maintenance of the site.

**(9) ADJOURNMENT:**

Chairman Springs adjourned the meeting at 7:45 p.m., by expressing that Election day is tomorrow, Tuesday June 3, 2014, and everyone should go out and take advantage of their right to vote.

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Evangeline Lane, Acting Secretary  
City Planning Commission  
Inglewood, California

Approved this 2nd Day  
of July, 2014

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Chairman Larry Springs  
City Planning Commission