1. Pledge of Allegiance.

2. Roll Call.

3. Communications from staff.

4. 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.

5. PUBLIC HEARINGS

a. A public hearing to consider an application by Aria Shafiee, representing 330 Manchester Management LLC, for Special Use Permit No. 2018-014 (SP-2018-014) to allow the retail sale of beer and wine for off-site consumption in a proposed convenience market on a 55,315 square-foot HC (Historic Core) zoned property at 330 East Manchester Boulevard. This item has been pulled and will be re-noticed.

b. A public hearing to consider an application by Cole Feyijimi to appeal the denial of a Sign Adjustment No. 2018-008 (SA-2018-008) to legalize a previously installed approximately 48 square-foot internally-illuminated bi-faced LED sign for the display of on-site advertising only, C-2 (General Commercial) zoned property at 532 West Manchester Boulevard.

   1. Preliminary Recommendations:
      a. Adopt Findings and the attached resolution upholding the denial of SP-2018-008.
      - or -
      b. Affirm Notice of Exemption EA-CE-2018-099 and adopt a resolution containing findings and conditions of approval to overturn the denial of SP-2018-008.

6. Commission Initiatives

7. Public Comments. Anyone wishing to address the Planning Commission on any matter within their jurisdiction and not elsewhere considered on the agenda may do so at this time.

8. 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 the Planning Commission meeting of February 6, 2019 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 regular Planning Commission meeting.
Agenda Item 5a.
Agenda Item 5a.:

This item has been pulled and will be re-noticed.
Agenda Item 5b.
<table>
<thead>
<tr>
<th>Date: February 6, 2019</th>
<th>Agenda Item Number: 5b</th>
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<tbody>
<tr>
<td><strong>Case Numbers:</strong> Sign Adjustment No. 2018-008 (SA-2018-008)</td>
<td></td>
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<td><strong>Type of Actions:</strong> Public Hearing (SA-2018-008)</td>
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<tr>
<td><strong>Request:</strong> A request to consider an appeal of the denial of a Sign Adjustment to legalize a previously installed approximately 48 square-foot internally-illuminated bi-faced LED sign for the display of on-site advertising only.</td>
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<tr>
<td><strong>Applicant:</strong> Cole Feyijimi</td>
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<td><strong>Project Address:</strong> 532 West Manchester Boulevard</td>
<td></td>
</tr>
<tr>
<td><strong>Legal Description:</strong> The north 84 feet of Lot 2 of Tract No. 626 (AIN 4018-014-004)</td>
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</table>

**General Plan Designation:** Commercial  
**Zoning:** C-2 (General Commercial)  
**Associated Cases:** SA-2018-008  
**Surrounding Land Uses:**  
North - Commercial  
South - Residential  
East - Commercial  
West - Commercial

**Public Notification:** On Wednesday, January 30, 2019, notices were mailed to all owners of abutting properties of the subject site and applicant 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 Notice of Exemption EA-CE-2018-099, and  
2) Adopt the attached resolution upholding the Director’s denial of SA-2018-008.

If the Planning Commission determines to overturn the denial, it is recommended that the Commission affirm the previously prepared Notice of Exemption and make the appropriate findings.
REQUEST
The applicant has requested that the Planning Commission overturn the denial of a sign adjustment per Section 12-98.1 of the IMC to legalize a previously installed approximately 48 square-foot internally-illuminated bi-faced LED sign on a C-2 (General Commercial) zoned property for the display of on-site advertising only.

BACKGROUND
Section 12-98.9 of Article 26.1 of the Inglewood Municipal Code (IMC) contains the procedure for filing an appeal of a decision on a Sign Adjustment. On October 10, 2018 an administrative public hearing was conducted in the Planning Conference Room. Notice of the time and place of the hearing were given as required by law and all interested persons had the opportunity to be heard and submit testimony or evidence for or against the environmental determination and the sign adjustment. The applicant was in attendance at the meeting and no other members of the public. No written correspondence was submitted.

On October 31, 2018, Sign Adjustment No. 2018-008 (SA-2018-008) to legalize a previously installed approximately 48 square-foot internally-illuminated bi-faced LED sign for the display of on-site advertising only was denied by the Community Development Department Director (Director) and notice of the denial was provided to the applicant and abutting property owners as required by the Inglewood Municipal Code. On November 1, 2018, the Planning Division received an appeal letter and fee from Cole Feyijimi. The appeal indicated that the existing signage is not visible on Manchester and that due to the building size his business is not easily recognized from the street. Pursuant to Section 12-98.9, appeals of the Director’s decision on the Zone Adjustment must be heard by the Planning Commission. The Planning Commission’s decision is final.

The project site is zoned C-2 (General Commercial) and is developed with a one-story commercial office building. The surrounding properties to the north, east and west are zoned C-2 and developed with Commercial uses. Properties located south of the subject site are zoned P-1 and are developed with residential uses.

Discussion
Article 23 of the IMC provides minimum standards to safeguard life, health, property, and the public welfare by regulating and controlling the design, quality of materials, construction, size, height, illumination, location, and maintenance of all signs, sign structures, and other exterior advertising devices. The Inglewood Municipal Code prohibits LED signage unless Sign Adjustment approval is granted.

The October 31, 2018, decision letter contained findings that the proposed business as all properties, have an opportunity to provide signage as set forth in Section 12-76 of the IMC. The subject property and use do not have special circumstances that are different from other surrounding properties and businesses. The applicant has available to them standards set forth in Section 12-76 of the IMC for wall and pole signage. These standards ensure that businesses provide visually appealing signage and are uniformly
applied throughout the City. The denial of a sign adjustment for this request does not unreasonably deprive the applicant of the use or enjoyment of the property. The approval of the sign adjustment to allow the installation of an approximately 48 square-foot bi-faced LED sign will be detrimental to the business neighborhood in that allowing the electronic signs will establish a precedent that cannot be uniformly applied throughout the City. Although the IMC permits minor modifications to the sign regulations, the modification must meet the required findings. As findings 1-3 above cannot be met, this adjustment is not consistent with the legislative intent of the General Plan and the Zoning Code.

The applicant has requested that the PC overturn the denial, of a sign adjustment per Section 12-98.1 of the IMC to legalize a previously installed approximately 48 square-foot internally-illuminated bi-faced LED sign on a C-2 (General Commercial) zoned property for the display of on-site advertising only.

Sign Permit Required
If the Planning Commission elects to overturn the Sign Adjustment and approve the request, the applicant will be required to submit plans to the Planning Division for a Sign Permit to ensure that the project is developed in conformance with all applicable provisions of the Inglewood Municipal Code. The applicant will be required to comply with all applicable provisions of the City of Inglewood Municipal Code and obtain final plan approval from the Planning Division. The applicant will also be required to obtain approval for the proposed project from the Building and Safety Division, and other applicable City departments.

Public Comments
As of the preparation of this report, no public comments in favor or against this project have been received.

General Plan Consistency
The proposed project is consistent with the Residential land use designation of the General Plan in that it ensures the availability of commercial goods and services for the needs of the residents and businesses in the community.

Environmental Determination
A Notice of Exemption (EA-CE-2018-099) has been prepared by staff stating that the proposed project will have no significant adverse impact on the environment, 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 bmccrumby@cityofinglewood.org.
Attachments
Attachment 1 – Reduced Plans
Attachment 2 – Aerial photo
Attachment 3 – Notice of Intent
Attachment 4 – Notice of Exemption
Attachment 5 – Appeal Letter
Attachment 6 – Draft Resolution
October 31, 2018

NOTICE OF INTENTION TO DENY SIGN ADJUSTMENT NO. 2018-008 (SA-2018-008) for 532 WEST MANCHESTER BOULEVARD, INGLEWOOD, CA

Dear Property Owners:

Notice is hereby given that Oscar Sanchez representing Hollywood Signs, has requested an adjustment from the zoning rules and regulations per Article 26.1 of the Inglewood Municipal Code (IMC) for C-2 (General Commercial) zoned property located at 532 West Manchester Boulevard, and legally described as The north 74 feet of Lots 2 (AIN 4018-014-004)

On October 10, 2018 an administrative public hearing was conducted in the Planning Conference Room, Fourth Floor, City Hall, beginning at the hour of 10:30 a.m. Notice of the time and place of the hearing were given as required by law and all interested persons had the opportunity to be heard and submit testimony or evidence for or against the environmental determination and granting of the sign adjustment. The applicant was in attendance at the meeting and no other members of the public. No written correspondence was submitted.

The applicant has requested approval of a sign adjustment per Section 12-98.1 of the IMC to legalize a previously installed approximately 48 square-foot internally-illuminated bi-faced LED sign on a C-2 (General Commercial) zoned property for the display of on-site advertising only. While the request is for the display of on-site advertising, prior to this application the sign displayed off-site advertising. Based upon information supplied by the applicant, and information gained by the investigation of the request, the City of Inglewood now finds as follows:

1. That there are no special circumstances pertaining to the property or the use thereon to allow an approximately 48 square-foot bi-faced LED sign. All properties have an opportunity to provide signage as set forth in Section 12-76 of the IMC. The proposed LED signage is prohibited per Section 12-75 (A) of the IMC. The subject property and use does not have a special circumstance that is different than any other surrounding properties and businesses.

2. That the applicant will not be unreasonably deprived of the proper use or enjoyment of the property. The applicant has available to them standards set forth in Section 12-76 of the IMC for wall and pole signage. These standards ensure that businesses provide visually appealing signage.
and are uniformly applied throughout the City. The denial of a sign adjustment for this request does not unreasonably deprive the applicant of the use or enjoyment of the property.

3. **That the adjustment will be detrimental to the neighborhood in which the property is located.** The approval of the sign adjustment to allow the installation of an approximately 48 square-foot bi-faced LED sign will be detrimental to the business neighborhood in that allowing the electronic signs will establish a precedent that cannot be uniformly applied throughout the City.

4. **That the approval of the sign adjustment is not consistent with the legislative intent of the zoning and development standards of Chapter 12 of the IMC that pertain to the subject property.** Although the IMC permits minor modifications to the sign regulations, the modification must meet the required findings. As findings 1-3 above cannot be met, this adjustment is not consistent with the legislative intent of the General Plan and the Zoning Code.

Your request for Sign Adjustment No. 2018-008 (SA-2018-008) to allow an approximately 48 square-foot internally-illuminated bi-faced LED sign on a C-2 (General Commercial) zoned property at 532 Manchester Boulevard is denied.

As provided in the Inglewood Municipal Code, a 10-working day appeal period commencing with the date of this letter is allowed to permit the filing of a written appeal by any interested person to the Planning Division. The written appeal must be accompanied by an appeal fee of $370.00 (three hundred seventy dollars). If an appeal is received, the entire matter will be transmitted to the Planning Commission for their consideration.

If no appeal is filed, the decision of the Planning Manager becomes final at the end of the 10-working day appeal period. The last day to file an appeal is November 19, 2018. If you have any questions please contact Bernard McCrumby, Planner, at (310) 412-5230 or via email at bmccrumby@cityofinglewood.org.

**DATED IN INGLEWOOD, CALIFORNIA THIS 31st DAY OF OCTOBER 2018.**

Sincerely,

Mindy Wilcox, AICP  
Planning Manager
If you challenge this sign adjustment (SA-2018-008) in court, you may be limited to raising only those issues you or someone else raised at an administrative public hearing described in this notice, or in written correspondence delivered to the Planning Division at, or prior to, the public hearing (if held).

If you are no longer the owner of the subject property, please forward this notice for SA-2018-008 to the new property owner.

"Si no entiende esta noticia o si necesita mas informacion, favor de llamar a este numero (310) 412-5230."
NOTICE OF EXEMPTION

Prepared in accordance with California Environmental Quality Act (CEQA) Section No. 15300, and the Inglewood Municipal Code, the following Notice of Exemption is made.

Project Title: Sign Adjustment No. 2018-008
CEQA Case No.: EA-CE-2018-099
Location: 532 West Manchester Boulevard
Zoning: General Commercial (C-2)
Project Sponsor: Cole Feyijimi
Address: 532 W. Manchester
Agency Contact: Bernard McCrumby, Planner
Telephone: (310) 412-5230

Project Description:
Sign Adjustment to allow an approximately 45 square-foot bi-faced LED sign on a 3,500 square-foot property.

Exempt Status:
Class 11: Accessory Structures – Section 15311 (a)

Reasons for Exemption:
CEQA exempts construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on premise signs.

Signature: [Signature]
Eddy Ikemefuna
Title: Senior Planner, Planning Division
Date: September 28, 2018
REQUEST FOR RECONSIDERATION TO APPROVE SIGN ADJUSTMENT SA-2018-008 (EA-CE-2018-99)

In August 2018 I applied for sign adjustment through City Of Inglewood Planning Division, all required paper work including Notarized Master Land use Application. APN# 4018-014-004. In Oct, 10. 2018 I attended administrative Public hearing with Planning Dept. This was my first time at such hearing. I have no knowledge that I was supposed to submit any written statement or correspondence. I apologize for that.

In 2003 I was granted a permit no- 3128-0073 (EXHIBIT 1, ATTACHED)

We are Real Estate Company and we are only intending to advertise on site business only.

Our business products are REAL ESTATE BUSINESS RELATED ADVERTISING, AND IS THE ONLY ADVERTISEMENT WE INTEND TO USE OUR LED SIGN FOR. WE MAY OFTEN ADVERTISE FOR EMPLOYMENT OF REAL ESTATE AGENTS TO JOIN OUR FIRM. WE WILL DISPLAY OUR PROPERTIES FOR SALE. WE DO NOT INTEND TO ADVERTISE FOR ANY OFF SITE VENDORS.

Attached is an AFFIDIVIT OF AN INTENT with our LEDSIGN. EXHIBIT 2

WE SPECIALIZED IN ALL REAL ESTATE BUSINESS.

- FOR SALE.
- BUYER OF REAL ESTATE
- LAND FOR SALE
- FORCLOSURES FOR SALE
- PROBATE SALE
- COMMERCIAL PROPERTIES
- LEASING.
- NOTARIZE SERVICES.

I constantly have huge trailer parked blocking my office front, this makes my current sign become invisible to public. I recall there was time when a trailer broke down and block both my neighbor and my driveways, it was not accessible. In addition, my office elevation of the building set back makes it difficult for visibility without this Led sign which is very important for my type of business. All surrounding business does not have to adjust their sign because of type of business they are in. They are Walk-in or necessity demand.
We have permit no.3128-0073 that was issued in 2003 that seem to be absolute in 2018 due to digital and technology. I am astonished that City Of Inglewood is not encouraging similar sign throughout the City. There is similar LED SIGN on Centinela Street in northern part of Inglewood. DENTAL IMAGE I would not have been able to fund this location without Led sign advertisement. I am sure that their business has brought revenue to the city as result of their LED SIGN. Visibility is very important to my type of business without this sign it will make it very difficult for my business to growth.

I believe that most of Commissioner has extensive back ground in Real Estate either in construction or in sale. It’s extremely hard for minority to make it without constant marketing. Led sign will give me a little opportunity. Please approve me.

I am not affiliated with any Franchise group nor do I have Funds to adverse on TV this is just a little way for those who may drive by Manchester Blvd to see our listed properties that is on the Market which is the ONLY way I intend to use my Led sign for. Properties value has gone up in the City of Inglewood, but we are still not to level of other cities within the area. City of Inglewood installed 4 large LEDSIGN in one day on La Cienega to Arbor Vitea in October 10, and subsequent to that there has been multiple other signs installed from Manchester to Century Blvd. for city exposure and more. I am not in competition with the city of Inglewood. I only intend to use my LEDSIGN to adverse only my REAL ESTATE Business.

My current approved sign is not noticeable when 8 Wheel truck block front of my building and is not visible to promote my business. There was no business that objects in written or present during Administrative public hearing. This is not detrimental to any business within my office surroundings, in fact, Businesses around us approved our Led sign, and it exposes their business for more revenue to the city of Inglewood. Some of my neighbor said that it energized and encouraging for their business.

I will like City Of Inglewood to grant my appeal to reconsider and approve my request for sign adjustment No.2018-008 (SA-2018-008) to allow an approximately 48 square-foot internally-illuminated bi-face LED sign on A C-2 (General Commercial) Zoned property at 532 W. Manchester Blvd. This type of LED sign is also located on 1608 Centinela Ave. Inglewood (Dental Image). It will be unfair or possible discriminative for the City Of Inglewood to denied such when City has multiple signs of larger magnitude within the subject request location. It will be detrimental for my business growth if this sign is not approve. I am pleading with you all to approve my request. I also think it will enhance City of Inglewood Image when visitors see such a sign other than city of Inglewood bill board, The Forum or Stadium with LED SIGN that could be considered monopoly of growth of business in the city for small businesses. Mayor Butt’s agenda about business model includes lifting minority business in the city of Inglewood. I would not have been able to noticed Dental Image office without Led sign in 2014.
Thank you for giving the opportunity to Appeal.

Sincerely

Cole Feyijimi
Broker/Owner
LOCATED ON 532 W. MANCHESTER BLVD.

I am the broker and owner of Action Investment Realty. We intend to use our Led sign to promote all related REAL ESTATE Business and we will not use this for any off-site advertisement.

Mainly for:

- FOR SALE.
- BUYER OF REAL ESTATE
- LAND FOR SALE
- FORECLOSURES FOR SALE
- PROBATE SALE
- COMMERCIAL PROPERTIES
- LEASING.
- NOTARING SERVICES.

I hereby declare under penalty of perjury that this foregoing statement above is our only intention for our LED SIGN.

Signature [Signature] Date [11/1/18]

ACKNOWLEDGMENT

State of California
County of [Los Angeles]

On 11-1-2018 before me, Jonathan Foster Medcalf, Notary Public
(insert name and title of the officer)

personally appeared [Cole Fegijimi] who proved to me on the basis of satisfactory evidence to be the person(s) whose names are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.
RESOLUTION NO. ____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, UPHOLDING THE DENIAL OF A CERTAIN SIGN ADJUSTMENT REQUEST TO LEGALIZE A PREVIOUSLY INSTALLED APPROXIMATELY 48 SQUARE-FOOT INTERNALLY-ILLUMINATED BI-FACED LED SIGN FOR THE DISPLAY OF ON-SITE ADVERTISING ONLY ON APPROXIMATELY 3,700 SQUARE-FOOT C-2 (GENERAL COMMERCIAL) ZONED PROPERTY AT 532 WEST MANCHESTER BOULEVARD.

(Case No. SA-2018-008)

WHEREAS, on the 9th day of September 2018, Cole Feyijimi, filed an application for a Sign Adjustment to legalize a previously installed approximately 48 square-foot internally-illuminated bi-faced led sign for the display of on-site advertising only on approximately 3,700 square-foot C-2 (General Commercial) zoned property at 532 West Manchester Boulevard, legally described as:

The north 84 feet of Lot 2 of Tract No. 626

and,

WHEREAS, on October 10, 2018, an Administrative Public Hearing was held and:

WHEREAS, on October 31, 2018, the Director of the Economic and Community Development Department of the City of Inglewood, California denied SA-2018-008 and:

WHEREAS, on November 1, 2018, an appeal of the Director’s denial of SA-2018-008 was submitted to the Planning Division, who then scheduled a public hearing for February 6, 2019; and,

WHEREAS, notice of time and place of the hearing was given in the time, form and manner required by law; and,

WHEREAS, on February 6, 2019, the Planning Commission conducted the
public hearing to consider the appeal of the Director’s denial of SA-2018-008 at the
given time and place, in a form and manner required by law, and afforded all
persons interested in the matter of the Sign Adjustment appeal, or in any matter
or subject related thereto, an opportunity to appear before the Planning
Commission and be heard and to submit any testimony or evidence in favor of or
against the Sign Adjustment appeal; and,

WHEREAS, the Planning Commission has carefully considered all
testimony and evidence presented at the hearing; and,

WHEREAS, following public testimony and at the conclusion of
deliberations, the Planning Commission voted to uphold the denial of SA-2018-008
by the Director based on the following findings:

1. That there are no special circumstances pertaining to the property or
   the use thereon to allow an approximately 48 square-foot bi-faced
   LED sign. All properties have an opportunity to provide signage as
   set forth in Section 12-76 of the IMC. The proposed LED signage is
   prohibited per Section 12-75 (A) of the IMC. The subject property
   and use do not have a special circumstance that is different than any
   other surrounding properties and businesses.

2. That the applicant will not be unreasonably deprived of the proper
   use or enjoyment of the property. The applicant has available to them
   standards set forth in Section 12-76 of the IMC for wall and pole
   signage. These standards ensure that businesses provide visually
   appealing signage and are uniformly applied throughout the City.
   The denial of a sign adjustment for this request does not
   unreasonably deprive the applicant of the use or enjoyment of the
   property.

3. That the adjustment will be detrimental to the neighborhood in
   which the property is located. The approval of the sign adjustment to
allow the installation of an approximately 48 square-foot bi-faced
LED sign will be detrimental to the business neighborhood in that
allowing the electronic signs will establish a precedent that cannot be
uniformly applied throughout the City.

4. That the approval of the sign adjustment is not consistent with the
legislative intent of the zoning and development standards of
Chapter 12 of the IMC that pertain to the subject property. Although
the IMC permits minor modifications to the sign regulations, the
modification must meet the required findings. As findings 1-3 above
cannot be met, this adjustment is not consistent with the legislative
intent of the General Plan and the Zoning Code.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE, ORDER AND
DETERMINE AS FOLLOWS:

That Sign Adjustment No. 2018-008 (SA-2018-008) is hereby denied.

This resolution upholding the Director’s denial of SA-2018-008 was passed,
approved and adopted this 6th day of February, 2019.

Terry Coleman, Acting Chairman
City Planning Commission
Inglewood, California

Attest:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California