CITY OF INGLEWOOD
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING COMMISSION
SPECIAL MEETING AGENDA

July 10, 2019 7:00 P.M.
Community Room – First Floor
1 West Manchester Boulevard

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. Minutes approval for December 5, 2018 and January 9, 2019 Planning Commission meeting.

6. PUBLIC HEARINGS
a. A public hearing to consider an application by Brion Moran, representing The Dime, for Special Use Permit No. 2019-006 (SP-2019-006) to allow an approximately 2,500 square-foot bar with on-site sale of beer, wine, and distilled spirits, indoor live entertainment, and outdoor patio dancing located on the first floor of an existing two-story, two-tenant 3,500 square-foot commercial building on a 4,625 square-foot H-C (Historic Core) zoned property at 132 S. Market Street.
   1. Preliminary Recommendations:
      b. Preliminary Recommendations: Adopt Findings and the attached resolution approving SP-2019-006 subject to conditions.

b. A public hearing to consider an application by Chris Huddleston, representing 7-Eleven, for Special Use Permit No. 2019-007 (SP-2019-007) to allow the sale of beer and wine for off-site consumption from a proposed convenience market on an approximately 9,200 square-foot, C-2 (General Commercial) zoned property at 348 West Arbor Vitae Street.
   1. Preliminary Recommendations:

7. NON PUBLIC HEARINGS
a. A non-public hearing to consider an application by John Dodson for Design Review 2019-006 (DR-2019-006) to approve exterior modifications and a sign affixed to the tower element of an existing commercial building located on an approximately 12,000 sf, C-2 zoned property within the Art Deco Overlay at 2934 West Manchester Boulevard.
   1. Preliminary Recommendations:
      b. Preliminary Recommendations: Adopt Findings and the attached resolution approving DR-2019-006 subject to conditions.

8. Commission Initiatives


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 July 10, 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.

NEXT PLANNING COMMISSION REGULAR MEETING:
WEDNESDAY, AUGUST 7, 2019, 7:00 P.M.
COMMUNITY ROOM, FIRST FLOOR, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301
MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 5, 2018

(1) PLEDGE OF ALLEGIANCE:
The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, December 5, 2018, in the Community Room, on the first floor, in City Hall. Following the Pledge of Allegiance by Commissioner Coleman, the meeting was called to order at 7:00 p.m.

(2) ROLL CALL:
Present: Commissioner Erick Holly
Commissioner David Rice
Commissioner Aide Trejo
Commissioner Terry Coleman
Chairman Larry Springs

Staff: Mindy Wilcox, AICP, Planning Manager
Jeff Lewis, Assistant City Attorney
Fred Jackson, Senior Planner
Art Salazar, Planner
Bernard McCrumby, Planner
Marissa Pewell, Assistant Planner
Taylor Kay, Assistant Planner
Evangeline Lane, Secretary

(3) STAFF COMMUNICATIONS:
Ms. Wilcox stated that planning staff has received communication from the applicant requesting that Item 5A be pushed to the February 6, 2019 Planning Commission meeting, and for Item 5D staff received a withdrawal of appeal of Zone Variance No. 2018-008 from all three appellants, therefore this item is removed from tonight’s planning commission meeting. Last, Economic Development Manager Sharon Mann-Garrett received the photos that were sent regarding the need for upgrades of the Food-4-Less on Century and Crenshaw and reached out to the store’s Manager and a change has been made in the store itself. Ms. Mann-Garrett will also be reaching out to the Food-4-Less Corporate Office to make sure additional upgrades are made at a higher level for the future of this location.

Assistant Attorney Lewis asked for the Planning Commission to vote on the matter regarding Item 5A being pushed to February 6, 2019, and to let the public present be made aware that Item 5D’s Appeal to Zone Variance 2018-008 was withdrawn and will not be heard on this evening’s planning commission meeting.

Commissioner Trejo asked if she could ask a question of staff regarding the results of Item 5D;
- The previous ruling that the applicant for Item 5D must provide 6 parking spaces, with 3 parking plus 3 tandem and a valet? Ms. Wilcox stated that is correct.

(4) PUBLIC COMMENTS:
None

(5) PUBLIC HEARING:
5A. SPECIAL USE PERMIT NO. 2018-014(SP-2018-014) AT 330 EAST MANCHESTER BOULEVARD. 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
Inglewood Planning Commission Meeting Minutes
December 5, 2018

convenience market on a 55,315 square-foot HC (Historic Core) zoned property at 330 East Manchester Boulevard. The applicant has requested that this item be continued to February 6, 2019.

Chairman Springs called for a motion from the Planning Commission.

MOTION:

Commissioner Coleman made the motion approve the forwarding of Item 5A to February 6, 2019 and was second by Commissioner Trejo

The motion passed by the following roll call vote:

Ayes: Commissioners Holly, Rice, Trejo, Coleman and Chairman Springs.


Mr. Bernard McCrumby, Planner made the staff presentation.

Chairman Springs asked the Planning Commission if there were any questions for staff. There were none.

Chairman Springs opened up the floor and asked the applicant to come forward to speak to the Planning Commission. Mr. Dan Asari came to introduce himself to the Planning Commission and to announce the soft opening of the new IHOP on December 12, 2019.

Commissioner Trejo asked;

- If there could be a banner or sign to designate the actual opening of the IHOP would be great for letting the public know.
- Welcome to the neighborhood.

Commissioner Coleman stated;

- There definitely needs to be a banner with the announcement of the opening of the restaurant, because the community is constantly asking when is the opening of the restaurant?
- Welcome to the neighborhood.

Chairman Springs opened the floor to the public to speak to the planning commission for or against this item.

FOR: / AGAINST:

None.

Chairman Springs asked for closing comments from the planning commission and also for a motion from the Planning Commission.

MOTION:

Commissioner Holly made the motion to affirm the categorical exemption EA-CE-2018-109 and adopt the attached resolution approving SP-2018-016 subject to 8 conditions and was second by Commissioner Trejo, Resolution No. 1825,
A Resolution of the City Planning Commission
of the City of Inglewood, California,
Approving a Certain Special Use Permit to
Allow Two (2) Roof Signs on a 6,000 Square-Foot
One-Story Commercial Building on a C-2 (General Commercial) Zoned Property.

The motion passed by the following roll call vote:

Ayes: Commissioners Holly, Rice, Trejo, Coleman and Chairman Springs.

Ms. Wilcox explained the appeals process.

5C. Special Use Permit No. 2018-017 (SP-2018-017) 2960 West Imperial Highway. A public hearing to consider an application by Johnny Mitidieri representing Norms Restaurant for Special Use Permit No. 2018-017 (SP-2018-017) to allow two (2) roof signs on a proposed 6,000 square-foot one-story commercial building on a C-2 (General Commercial) zoned property at 2960 West Imperial Highway.

Mr. Art Salazar Planner, made the staff presentation.

Chairman Springs asked for questions from the planning commission to staff. There were none.

Chairman Springs opened up the floor and asked the applicant to come forward to speak to the Planning Commission. Mr. Richard Christie came to introduce himself to the Planning Commission and he represents the sign company.

Chairman Springs opened the floor to the public to speak to the planning commission for or against this item.

For: / Against:

None.

Chairman Springs called for a motion.

MOTION:

Commissioner Holly made the motion to affirm the categorical exemption EA-CE-2018-114, and adopt the attached resolution approving SP-2018-017 subject to 8 conditions and was seconded by Commissioner Trejo, Resolution No. 1826

A Resolution of the City Planning Commission
of the City of Inglewood, California,
Approving a Certain Special Use Permit to
Allow Two (2) Roof Signs on a 6,000 Square-Foot
One-Story Commercial Building on a C-2
(General Commercial) Zoned Property Located at
2960 West Imperial Highway.

Be approved. The motion passed by the following roll call vote:

Ayes: Commissioners Holly, Rice, Trejo, Coleman and Chairman Springs.

Ms. Wilcox explained the appeal process.
5D. ZONE VARIANCE NO. 2018-008 (ZV-2018-008) 1322 NORTH LA BREA AVENUE. A public hearing to consider an appeal of the approval of Zone Variance No. 2018-008 (ZV-2018-008) to allow six parking spaces in lieu of seven and to allow compact and tandem parking spaces with valet services for an existing 2,280 square-foot commercial building on a 3,300 square-foot, C-2 (General Commercial) zoned property located at 1322 North La Brea Avenue. The appellants have withdrawn this appeal request.

6. COMMISSION INITIATIVES:

Commissioner Coleman stated that at the S.E. corner of 116th and Lemoli, there is a single family dwelling that is doing both interior and exterior work on the site. Not sure there are any permits at the site, since I never see them displayed.

- Ms. Wilcox stated that planning staff will be in contact with Code Enforcement along with Building and Safety.

Chairman Springs stated that at the corner of 5th Avenue and 88th Street there is a boat on a trailer, yet it is parked on the street. And is moved during the week to both sides of the street. Question is what are the regulations regarding Boats on the street.

- Ms. Wilcox stated that she will be in contact with Parking Enforcement on this matter.

7. PUBLIC COMMENTS:

None.

8. ADJOURNMENT:

Chairman Springs stated that he wanted to thank everyone for all of the cards and calls of get well wishes as it was very appreciated and thank you to all for attending tonight’s Planning Commission meeting, and now this meeting is adjourned at 7:35p.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 10th Day of July 2019.

Chairman Larry Springs
City Planning Commission
MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 9, 2019

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, January 9, 2019, in the Community Room, on the first floor, in City Hall. Following the Pledge of Allegiance by Commissioner Holly, the meeting was called to order at 7:01 p.m.

(2) ROLL CALL:

Present: Commissioner Erick Holly
Commissioner Aide Trejo
Commissioner Terry Coleman
Chairman Larry Springs

Excused Absence: Commissioner David Rice

Staff: Mindy Wilcox, AICP, Planning Manager
Jeff Lewis, Assistant City Attorney
Eddy Ikemefuna, Senior Planner
Fred Jackson, Senior Planner
Marissa Fewell, Assistant Planner
Taylor Kay, Assistant Planner
Angel Leon-Martell, Planning Technician
Evangeline Lane, Secretary

(3) STAFF COMMUNICATIONS:

Ms. Wilcox stated that planning staff has received communication from Commissioner David Rice that he would not be attending this evening's Commission Meeting, and Commissioner Terry Coleman will be late.

(4) PUBLIC COMMENTS:

None

(5) NON-PUBLIC HEARING:


Ms. Taylor Kay made the staff presentation, and Chairman Springs asked if the applicant was present to come before the Planning Commission for questions.

Commission Holly:
- Asked the applicant if they will be occupying this building after the renovations, and Mr. Sestak stated no, but they are the manager of the building, not a tenant.
- He also asked if the applicant had an idea of who will be utilizing the property and Mr. Sestak stated that at the present they did not know, but are shopping for potential occupants.

Chairman Springs called for a motion from the Planning Commission.
Inglewood Planning Commission Meeting Minutes
January 9, 2019

MOTION:

Commissioner Holly made the motion to affirm the categorical exemption EA-CE-2018-121 and adopt the attached resolution approving DR-2018-004 subject to the 9 conditions and was second by Commissioner Trejo, Resolution No. 1827

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY DAVID SESTAR REPRESENTING REFORM INDUSTRIAL, L.P., FOR DESIGN REVIEW (DR-2018-004) TO ALLOW EXTERIOR ALTERATIONS TO AN EXISTING 40,197 SQUARE-FOOT INDUSTRIAL BUILDING ON AN MU-2 (MIXED USE-2) PROPERTY LOCATED AT 240 WEST IVY AVENUE.

Be approved. The motion passed by the following roll call vote:

Ayes: Commissioners Holly, Trejo, and Chairman Springs.

Ms. Wilcox explained the appeals process.

(6) COMMISSION INITIATIVES:

Commissioner Holly stated Happy New Year to everyone.

Commissioner Trejo stated that there is a Hotel on the corner of Century & Rosewood, and has noticed that the hotel is lending its parking to white trucks, where the patrons of hotel have to park within the community, because there is no parking available in the parking lot of the hotel. Would it be possible for planning staff to look into the conditions of approval for the hotel with regards to their parking restrictions and handle this situation?
- Ms. Wilcox stated that planning staff will look into this.

Chairman Springs stated that at 9409 5th Avenue the resident is parking vehicles on the lawn and at the corner of 90th Street and Crenshaw Boulevard there are advertising signs littering and placed on the telephone poles on the corners.
- Ms. Wilcox stated that staff will be in contact with Code Enforcement regarding 9409 5th Avenue and the advertising signs on the poles.

Commissioner Coleman asked planning staff about a Zoning Change that was given to an applicant at the corner of 113th and Prairie Avenue, and how the applicant was stating particular municipal codes with the stipulation that the applicant would not do particular activity, and the applicant is now doing what he stated he would not do and if planning staff could research into the zoning change and its requirements and take care of this issue?
- Ms. Wilcox stated that it will be handled.

(7) PUBLIC COMMENTS:

Ms. Erika Chancellor, Inglewood Resident.
- Her concern is that she has applied for a business license to take over a like-business at the location of 314 East Hillcrest, Suite No. 1. She was denied the approval of her business license due to planning staff stating that there cannot be a beauty salon in that location, even though the previous tenant had a beauty salon in that location since 2005 and recently within the past few months has closed her business.
Chairman Springs asked Ms. Wilcox to meet with Ms. Chancellor after the close of tonight’s planning commission meeting to discuss what information Ms. Chancellor has regarding the location and what type of business can be at that location. Ms. Wilcox stated she will, but that if this location is in the downtown area no new beauty salons are allowed in that area, which might be one of Ms. Chancellor’s constraints, but will be happy to look into it with her.

(8) ADJOURNMENT:

Chairman Springs stated that he wanted to thank everyone for attending tonight’s Planning Commission meeting, and now this meeting is adjourned at 7:18p.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 10th Day of July 2019.

Chairman Larry Springs
City Planning Commission
Date: July 10, 2019

CITY OF INGLEWOOD
PLANNING COMMISSION AGENDA REPORT

Case Numbers: Special Use Permit No. 2019-006 (SP-2019-006)

Type of Actions: Public Hearing

Request: A Special Use Permit to allow an approximately 2,500 square-foot bar with 1) on-site sale of beer, wine, and distilled spirits, 2) indoor live entertainment, and 3) outdoor patio dancing located on the first floor of an existing two-story, two-tenant 3,500 square-foot commercial building on a 4,625 square-foot H-C (Historic Core) zoned property.

Applicant: Brion Moran, representing The Dime

Project Address: 132 S. Market Street

Council District: 1

Legal Description: Lot 23 of Block No. 316 (AIN 4021-010-023)

General Plan Designation: Downtown Transit Oriented Development

Zoning: Downtown TOD Plan,
       H-C (Historic Core)

Associated Cases: None

Surrounding Zoning/Land Uses:
North–H-C/ Commercial
South–H-C/ City Parking Lot
East–H-C/ City Parking Structure
West–H-C/ Commercial

Public Notification: On Thursday, June 27, 2019, Notices were mailed to all property owners within a 500-foot radius of the subject site and a Notice was published in the California Crusader 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 the categorical exemption EA-CE-2019-053;
2) Make a determination on whether Public Convenience or Necessity is served by this request; and
3) Adopt the attached resolution approving SP-2019-006, subject to 33 conditions, and/or add conditions as deemed appropriate.

Should the Planning Commission determine to deny the request, it is recommended that the Planning Commission make the appropriate findings.
REQUEST
The applicant, Brion Moran, requests a Special Use Permit for the following associated with a proposed bar:

1) Sale of beer, wine, and distilled spirits for on-site consumption;
2) Indoor live entertainment; and
3) Outdoor patio dancing.

BACKGROUND
The Inglewood Municipal Code (IMC), Chapter 12, Articles 6, 10.7 and 25, requires approval of a Special Use Permit (SUP) to allow the sale of alcoholic beverages for on-site consumption, live entertainment in a bar as well as dancing on outdoor dining patio areas.

The applicant requests approval of a Special Use Permit to allow the sale of beer, wine, and distilled spirits (State of California Department of Alcohol Beverage Control (ABC) Liquor License Type 48) for on-site consumption, indoor live entertainment, and dancing on outdoor patios for a 2,500 square-foot proposed bar located on the first floor of a two-story, two-tenant 3,500 square-foot multi-tenant commercial building on a 4,625 square-foot H-C (Historic Core) zoned property.

The existing multi-tenant building consists of an approximately 1,000 square-foot office on the second floor and an approximately 2,500 square-foot tenant space on the first floor, which the applicant proposes to occupy.

According to City business license records, the subject tenant space was previously occupied by retail stores and is vacant. The office space located on the second floor is also vacant. The applicant has indicated that they do not propose to occupy the upstairs space.

DISCUSSION
The proposed bar contains a bar counter, an office, storage closet, ADA restrooms, moveable seating and a moveable stage.

The hours of operation are Monday through Sunday, 10:00 a.m. to 2:00 a.m. The applicant has indicated the business will have approximately 15-20 employees total, with four (4) employees and five (5) security guards during each shift. Staff shifts vary from six to eight hours in duration depending on whether employees are part-time or full-time. The space is equipped for a maximum of 167 persons. The business will not have a prepared food menu but proposes to partner with local restaurants to provide customers with the option to purchase food delivered to the business.

As part of the operations of the business, the applicant proposes to host live entertainment events. Examples of the events include but are not limited to featured comedians and disc-jockeys. Exterior speakers are proposed to be installed to provide musical entertainment for outdoor customers who are sitting, standing, or dancing on the outdoor patio. There will be no live entertainment performed on the exterior.

The IMC requires that any business establishment that provides live entertainment and/or amplified music, must be designed or insulated so that no sound from the music or
entertainment is heard outside of the building at a volume louder than allowable noise levels. The applicant is also required to adhere to all applicable noise regulations of the IMC to mitigate potential impacts on the adjacent properties when activities, such as dancing on an outdoor patio, occur on the exterior of a building. The applicant will be responsible for continuously supervising and maintaining both the interior and exterior of the subject site to address issues of noise, patron behavior, loitering, littering and related activities during business hours. Conditions governing interior and exterior noise requirements have been included in the attached resolution.

The applicant proposes to allow the on-site sale of beer, wine and alcoholic (distilled) beverages exclusively for patrons of the bar. If approved by the Planning Commission, the applicant will need to obtain a Type 48 License with ABC to permit the on-site sale of beer, wine and alcoholic beverages. A condition to that effect has also been included in the draft resolution attached to this report.

Public Convenience or Necessity
According to ABC, two (2) on-sale licenses are permitted within the Census Tract (Census Tract 6010.01) that the subject site is located within. ABC records indicate that there are currently nine (9) active licenses for on-site consumption of alcohol within Census Tract 6010.01, therefore, the Census Tract is significantly over concentrated. The nine active licenses are shown in Table 1 below:

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Date Issued</th>
<th>Business</th>
<th>Premise Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>40</td>
<td>On-Sale Beer</td>
<td>02/28/90</td>
<td>La Costa Mariscos</td>
<td>597 S. La Brea Ave.</td>
</tr>
<tr>
<td>41</td>
<td>Beer &amp; Wine for Eating Place</td>
<td>10/28/93</td>
<td>Guatemala Kitchen</td>
<td>228 E. Nutwood St.</td>
</tr>
<tr>
<td>41</td>
<td>Beer &amp; Wine for Eating Place</td>
<td>06/24/14</td>
<td>Little Belize Restaurant</td>
<td>217 E. Nutwood St.</td>
</tr>
<tr>
<td>41</td>
<td>Beer &amp; Wine for Eating Place</td>
<td>08/24/18</td>
<td>Flip It</td>
<td>441 E. Manchester Blvd.</td>
</tr>
<tr>
<td>41</td>
<td>Beer &amp; Wine for Eating Place</td>
<td>10/30/17</td>
<td>Middle Bar</td>
<td>129 N. Market St.</td>
</tr>
<tr>
<td>47</td>
<td>General for Eating Place</td>
<td>06/05/15</td>
<td>Celebrity Hall</td>
<td>206 S Locust St.</td>
</tr>
<tr>
<td>47</td>
<td>General for Eating Place</td>
<td>02/17/04</td>
<td>The Savoy</td>
<td>218 S La Brea Ave.</td>
</tr>
<tr>
<td>47</td>
<td>General for Eating Place</td>
<td>11/19/16</td>
<td>Fiesta Martin</td>
<td>300 E Florence Ave.</td>
</tr>
<tr>
<td>48</td>
<td>General for Public Premises</td>
<td>12/19/86</td>
<td>Market Street Bar &amp; Grill</td>
<td>244 S Market St.</td>
</tr>
</tbody>
</table>

Table 2 below also identifies the two Special Use Permits for on-sale alcohol licenses that have been recently approved. Their licensing from ABC is not yet active:

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Date Issued</th>
<th>Business</th>
<th>Premise Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>42</td>
<td>On-Sale Beer and Wine-Public Premises</td>
<td>N/A</td>
<td>Sip and Sonder</td>
<td>108 S. Market St.</td>
</tr>
<tr>
<td>48</td>
<td>General for Public Premises</td>
<td>N/A</td>
<td>Nightclub (not yet named)</td>
<td>446 S. Market St.</td>
</tr>
</tbody>
</table>

A map of the above establishments listed in Tables 1 and 2 can also be found in Attachment No. 4.
Based on the existing ABC licenses in the area, the Planning Commission, as part of its consideration of this SUP request, will need to make a finding whether or not the proposed ABC license provides a Public Convenience or Necessity to the community. The applicant submitted their justification for Public Convenience or Necessity as detailed in Attachment No. 6. They are summarized below:

a) The use fulfills general plan goals previously adopted by the Planning Commission and City Council to maintain existing buildings yet promote economic revitalization downtown and improvements to quality of life within the local community.

b) The hours of operation for the bar increase the duration of time that activity will occur downtown, thereby enhancing public safety in the vicinity.

c) The bar is located reasonable distance from uses deemed incompatible and sensitive in the area such as schools, parks, and churches.

d) Noise and patron behavior will be continuously monitored and mitigated by staff to avoid adverse impacts on surrounding properties.

Security and Public Safety

The subject site does not currently have security cameras on the exterior of the building. The applicant has stated that a minimum of eleven (11) security cameras will be provided on-site with six (6) exterior and five (5) interior. As noted, management will also have five (5) security guards on-site during hours of operation. Security will be stationed at points of entry and will also monitor the inside and outside of the business to oversee patron behavior.

Uses that have the potential to have an impact on police services, are referred to the Inglewood Police Department (IPD) for their review and comment. After reviewing the proposal, IPD recommended the following conditions, if approval is granted:

1) No persons under the age of 21 are permitted inside the establishment or loitering outside of the location.

2) All patrons/employees shall have valid identification to be inside and remain as an employee or paying customer at the location. Valid ID shall be available upon request to any law enforcement or code enforcement officer, including Agents of California Department of Alcohol Beverage Control (ABC).

3) If any food is served at this location, the applicant shall obtain a County of Los Angeles Department of Public Health permit / license.

4) Possession, use or sales of any narcotics, including “cannabis use / activity” is strictly prohibited inside and outside of the location.

5) Applicant must have adequate parking to accommodate customers or patrons per IMC parking requirements. The parking area shall be staffed with adequate licensed uniformed security guards / parking attendants wearing reflective vests to safely navigate parking in the parking lot area.

6) Applicant must provide adequate lighting inside and outside of the location, especially in areas of darkness where the safety of the customers may be compromised.

7) Applicant must provide adequate professional, licensed, uniformed security staff for the safety of those attending or patronizing this establishment.

8) Strict adherence to Fire Code or applicable laws governing how many persons are permitted to attend or be inside the location at any given time is required.
9) Unruly customer behavior, large groups or events that would require unnecessary calls for police/fire services are prohibited.

10) Applicant shall post NO LOITERING/NO PANHANDLING signage in front/outside of the business location as well. Applicant must ensure that the inside and outside of the business is always kept tidy and clean, free of any debris and or graffiti.

11) The applicant or his/her designee are subject to random, ABC or Permits and Licensing inspections at any time of the day or night, by any law enforcement or code enforcement officer, including Agents with the California Department of Alcohol Beverage Control. The purpose of the random inspections is to ensure that the listed establishment adheres to and is in compliance with the regulations set forth by the California Department of Alcohol Beverage Control, the City of Inglewood’s Permits & Licensing Committee and Planning Commission.

12) Failure to comply with the recommendations set forth or a random permit/establishment inspection by any police officer or code enforcement officer (including ABC Agents), may result in the immediate suspension and or revocation of this and any future business licensing/permits.

These conditions have been included into the attached resolution, if approved.

IPD also provided crime data for the site. In the subject Crime Reporting District (CRD), No. I-10, the crime rate increased from 137 incidents in 2016 to 142 incidents in 2017 but dropped to 132 in 2018. The subject site has had no crime activity in 2016, 2017, and 2018 reporting years. Details on the crime statistics for the CRD and subject site can be found below in Table 3 and in Attachment No. 3.

<table>
<thead>
<tr>
<th>Table 3: Crime Statistics For CRD No. I-10 and Subject Site</th>
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<tbody>
<tr>
<td><strong>Crime Type</strong></td>
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<tr>
<td>---------------------</td>
</tr>
<tr>
<td>Homicide</td>
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<tr>
<td>Rape</td>
</tr>
<tr>
<td>Robbery</td>
</tr>
<tr>
<td>Assault</td>
</tr>
<tr>
<td>Burglary</td>
</tr>
<tr>
<td>Larceny</td>
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<tr>
<td>Motor Vehicle Theft</td>
</tr>
<tr>
<td>Arson</td>
</tr>
<tr>
<td><strong>Total</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Subject Site</strong></th>
<th><strong>Crime Type</strong></th>
<th><strong>2016</strong></th>
<th><strong>2017</strong></th>
<th><strong>2018</strong></th>
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</thead>
<tbody>
<tr>
<td>Homicide</td>
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<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rape</td>
<td></td>
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<tr>
<td>Robbery</td>
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<td>Assault</td>
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<tr>
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Special Use Permit No. 2019-006 (SP-2019-006)
132 S. Market Street
Page 6 of 8

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Site Design
The tenant space has one (1) primary entrance along the west elevation which can be accessed from Market Street. There is an existing secondary egress point at the rear of the building (east elevation) that leads to the rear parking lot.

The applicant anticipates applying for an outdoor dining permit for outdoor seating areas located along the south and west elevations. The applicant also proposes to install a new roll-up door along the south elevation to provide a point of ingress and egress between the bar’s interior and the south patio area. Additionally, the applicant proposes to alter access to the second floor tenant space by relocating the interior stairs and creating an additional entry along the west elevation. Should the applicant decide to proceed with these tenant improvements, the applicant will return to the Planning Commission with a Design Review request, and subsequently a Site Plan Review application, pursuant to IMC requirements at a later date.

Outdoor Dining
As noted, the applicant proposes two outdoor dining areas for their site:

a) Area One: Located west of the subject site on the Market Street public sidewalk.
b) Area Two: Located south of the subject site on a portion of the walkway of an adjacent Successor Agency-owned parcel, which currently serves as a pedestrian paseo and public parking lot.

Excluding non-useable areas and walkways, as currently proposed, the two outdoor dining areas total approximately 600 square-feet.

As noted, the applicant proposes to afford patrons the opportunity to engage in dancing in the outdoor patio area. Per IMC Section 12-23.6, a Special Use Permit is required for dancing on an outdoor patio in the downtown area. Per the IMC, such outdoor activities are subject to noise regulations. The applicant proposes to mitigate exterior noise emitted by activity on the patio at all times via the following methods:

a) Having security guard and bar staff circulate the outdoor areas to monitor the levels of patron noise.
b) Keeping outdoor speakers below the allowable ambient noise level outlined in IMC Chapter 5, Article 2.

If approved, the applicant is required to submit their proposals to the Permits and Licensing Committee for their review and approval. Outdoor Dining Area Two will also require a separate agreement with the City to allow ongoing use of the land.

Parking and Circulation
The subject site is developed with 6 parking spaces. The proposed bar and existing upstairs office space require 4 parking spaces. Therefore, IMC parking requirements for the proposed uses are met.
Parking for the subject property is accessed via the alley located east of the property. The alley can be accessed from Manchester Boulevard and Queen Street. There are no changes proposed to the existing access. No change to the existing level of service is anticipated.

The subject site is also located adjacent to City-owned public parking facilities. There is a surface lot immediately south of the subject site, which can be accessed via Market Street. Parking Structure No. 2, a five-level parking facility, is also located east of the site, which can be accessed via Locust Street.

**Landscaping**
Landscaping is provided in planters within the existing parking lot, which must be maintained. The planters include a variety of small palms and shrubs.

**Noise**
As noted, the applicant proposes a use with resulting interior and exterior noise. Noise resulting from interior will be mitigated via sound absorption panels in doors, walls, ceilings, curtains, and windows. All indoor and outdoor noise emitted during operations is required to remain below the IMC Article 2, Chapter 5 allowance for base ambient noise level in commercial zones (65 db(A)), which is equivalent to the level of background music or conversational speech.

**Design Review and Site Plan Review**
Design Review is required for all projects in the Historic Core zone that make structural alterations to the exterior of a building. The applicant proposes to make structural modifications along the west and south elevations, which include new doorways. As noted, the applicant proposes to return to the Planning Commission at a later date for Design Review for the desired exterior modifications.

The applicant will be required to undergo Site Plan Review even if the exterior structural alterations are not pursued.

**Area Compatibility**
The site is developed in accordance with existing zoning and development standards for building height and setbacks for commercially-zoned properties.

Surrounding land uses along Market Street and in the Historic Core are developed primarily with commercial uses, ranging from retail to professional services to eating establishments to civic and community gathering spaces. Therefore, the business model for the bar proposes to contribute yet another unique amenity to the downtown area that can service clientele of existing establishments in the area. It thereby, meets the vision for downtown to provide a diverse mix of places to live, work, shop, and be entertained that contribute to City of Inglewood’s sense of place and community identity.

**Public Comments**
As of the preparation of this report, no public comments for or against this project have been received.
General Plan Consistency
The proposed project is consistent with the Downtown TOD land use designation of the General Plan in that it ensures that Downtown is a place to live, work, shop, recreate and be entertained by:
   a) Establishing a downtown storefront that is historically sensitive, attractive, and transparent.
   b) Contributing to a vibrant downtown district that contains local businesses to patronize.

Environmental Determination
A Notice of Exemption (EA-CE-2019-053) has been prepared by staff stating that the proposed project is exempt from further review under CEQA, 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 tkay@cityofinglewood.org.

Prepared by
Taylor Kay
Assistant Planner

Reviewed by
Fred Jackson
Senior Planner

Reviewed by
Eddy Ikemeruna
Senior Planner

Reviewed by
Mindy Wilcox, AICP
Planning Manager

Submitted by
Christopher E. Jackson, Sr.
Director

Attachments
Attachment 1 – Aerial Photo
Attachment 2 – Reduced Plans
Attachment 3 – Crime Statistics
Attachment 4 – Active ABC Licenses and Planning Commission Approved Alcohol Uses Within Same Census Tract as Subject Site
Attachment 5 – Notice of Exemption
Attachment 6 – Public Convenience or Necessity (PCN) Statement from Applicant
Attachment 7 – Draft Resolution of Approval
Attachment No. 3
Crime Statistics
SP-2019-006
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Crime Analysis Unit
Inglewood Police Department

Planning Request
Attachment NO. 4
Alcohol Uses Within Same Census Tract as Subject Site
Active ABC Licenses and Planning Commission Approved
SP-2019-006
Active ABC Licenses and Planning Commission Approved Alcohol Uses Within Same Census Tract as Subject Site

Source: California Alcoholic Beverage Control Department (ABC), City of Inglewood

LEGEND
- Active On-Sale License
- Planning Commission Approved Alcohol Uses
- Subject Site
- 500 Foot Buffer
- Census Tract Outline
NOTICE OF EXEMPTION

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

Project Title: Special Use Permit No. 2019-006 (SP-2019-006)
CEQA Case No.: EA-CE-2019-053
Location: 132 South Market Street
Zoning: H-C (Historic Core)
Project Sponsor: Brion Moran, representing The Dime
Address: 209 S. Market Street, Inglewood, CA 90301
Agency Contact: Taylor Kay, Assistant Planner
Telephone: (310) 412-5230

Project Description
A Special Use Permit to allow an approximately 2,500 square-foot bar with on-site sale of beer, wine, and distilled spirits, indoor live entertainment, and outdoor patio dancing located on the first floor of an existing two-story, two-tenant 3,500 square-foot commercial building on a 4,825 square-foot property.

Exempt Status
Categorical Exemption: Class 1: Existing Facilities – Section 15301 (a)

Reason for Exemption
CEQA exempts interior or exterior alterations involving such things as interior partitions, plumbing, and conveyances.

Signature:  
Name: Fred Jackson  
Title: Senior Planner  
Date: June 21, 2019
SP-2019-006
Public Convenience or Necessity (PCN)
Statement from Applicant
Attachment No. 6
The applicants at 132 Market Street are proposing a change of use to a new bar. As part of their request, they will be applying to the State of California’s Department of Alcoholic Beverage Control (ABC) for a Type 48 license for a public premises with a full line of alcohol. The state has a limited number of licenses for a full line of alcohol per census tract, so the applicants will need to purchase the license from another business within the County of Los Angeles. As part of their application for a Type 48 license, the ABC will request that the City of Inglewood prepare a Public Convenience or Necessity letter, or PCN. This is because the state currently authorizes census tract number 6010.01, where the site is located, for two on-sale licenses - but the tract already has more than two active on-sale licenses. As a result, the applicants need to prove how they will serve the public convenience or necessity with a new license. Although the number of licenses in the census tract currently exceeds the number authorized by the ABC, this type of situation is common for census tracts that attract visitors from outside of the census tract area. The subject property is located in downtown Inglewood and is part of an area that attracts visitors from other census tracts who come to work, shop, and enjoy a night out. The census tract authorizations are based on the residential population of the census tract and do not take into account the large number of visitors from outside of the census tract area. The ABC can and does approve new licenses in these situations because of these outside factors.

The bar will serve the public convenience or necessity because it will be an important part of the rejuvenation of downtown Inglewood. The project both maintains an existing historic building and helps promote economic development in the downtown area, fulfilling two different General Plan goals. Bars are a desired amenity in downtown cores. A new late-night venue will help keep the downtown area bustling after many other businesses are closed. The proposed patio will help improve public safety by bringing legitimate activities and “eyes on the street” to the downtown area. This bar will therefore help contribute to public safety and will help prevent negative activities from happening in the vicinity of the bar.

As was mentioned in the findings, the subject property is located in a commercial district with a mix of other commercial uses. There are no residential neighbors in the immediate vicinity of the project, and any sensitive uses such as parks and schools are all far enough away to avoid impact from this business. The applicants bring with them over 32 years of experience running a similar bar in Los Angeles. They understand how to regulate “nuisance” activities associated with alcohol and late-night venues including noise, litter, and the public safety
of guests and neighbors. Live entertainment will happen on the interior of the bar only, and the building will be retrofitted with sound absorption panels in doors, walls, ceilings, curtains, and windows to ensure that noise does not leave the premises. The bar will also have a comprehensive security plan including cameras and security guards. When all of the above is taken into consideration, it can be seen that the proposed bar will not be a nuisance and will instead serve the public convenience or necessity.

7/11/2019 DG
RESOLUTION NO. ______

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT FOR BRION MORAN (REPRESENTING THE DIME) TO ALLOW AN APPROXIMATELY 2,500 SQUARE-FOOT BAR WITH 1) ON-SITE SALE OF BEER, WINE AND DISTILLED SPIRITS, 2) INDOOR LIVE ENTERTAINMENT, AND 3) OUTDOOR PATIO DANCING LOCATED ON THE FIRST FLOOR OF AN EXISTING TWO-STORY, TWO-TENANT 3,500 SQUARE-FOOT COMMERCIAL BUILDING ON A 4,625 SQUARE-FOOT DOWNTOWN TOD PLAN, H-C (HISTORIC CORE) ZONED PROPERTY LOCATED AT 132 SOUTH MARKET STREET.

(Case No. SP-2019-006)

SECTION 1.

Pursuant to Chapter 12, Articles 6, 10.7 and 25 of the Inglewood Municipal Code, there was filed with the Planning Commission of the City of Inglewood, California on the 2nd day of May 2019, an application by Brion Moran (representing The Dime) for a Special Use Permit approval to allow an approximately 2,500 square-foot bar with 1) on-site sale of beer, wine, and distilled spirits, 2) indoor live entertainment, and 3) outdoor patio dancing located on the first floor of an existing two-story, two-tenant 3,500 square-foot commercial building on a 4,625 square-foot Downtown TOD Plan, H-C (Historic Core) zoned property at 132 South Market Street, on real property legally described as:

Lot 23 of Block No. 316 of the Townsite of Inglewood (AIN 4021-010-023).

The application was set for review before the Planning Commission in the City Council Chambers on the 10th day of July 2019, beginning at the hour of 7:00 p.m., and:

Notice of the time and place of the hearing was given as required by law, and:

The Commission conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the Special Use Permit, or in any matter or subject related thereto, an opportunity to appear before the
Commission and be heard and to submit any testimony or evidence in favor of or against the granting of the Special Use Permit.

SECTION 2.

The Planning Commission has carefully considered all testimony and evidence presented at the hearing and now finds as follows:

1. That the on-sale license will provide a Public Convenience or Necessity to the surrounding community as its operation will contribute to the economic diversity of Downtown Inglewood and the presence of amenities within the local community while simultaneously providing activity that promotes public safety and nuisance mitigation in the area.

2. That the site is adequate in size and shape to accommodate the proposed bar, which includes beer, wine, and distilled spirits, live entertainment, and outdoor patio dancing, because:

   a) The bar results in the adaptive re-use of an existing building, in compliance with the Downtown TOD Plan, H-C zone, which is intended to provide a mix of commercial uses in a pattern and size consistent with the existing historic urban fabric;

   b) The bar will meet the minimum parking requirements in compliance with the IMC.

3. The site is adequately served by streets of appropriate width and function to carry the kind of traffic to be generated by the bar, which includes which includes beer, wine, and distilled spirits, live entertainment, and outdoor patio dancing, because:

   a) The site for the proposed bar fronts South Market Street, a minor arterial, which is of appropriate width and function to carry the kind of vehicular and pedestrian traffic to be generated; and

   b) The required parking for the bar will be provided on-site and accessed via the alley with entrances along Manchester Boulevard and Queen Street.
4. That this application is in compliance with the provisions of Chapter 12, Articles 6, 10.7 and 25 of the Inglewood Municipal Code because the on-site beer, wine, and distilled spirits, live entertainment, and outdoor patio dancing constitute uses allowed by the IMC, subject to Special Use Permit approval.

5. The granting of the Special Use Permit for on-site beer, wine, and distilled spirits, live entertainment, and outdoor patio dancing will not be detrimental to properties in the immediate neighborhood and will not have a negative effect on the public safety or general welfare of the community as:

   a) The applicant proposes architectural features and staff supervision of the site to insulate adjacent properties from all resultant noise and potential adverse impacts;

   b) The proposed use contributes to the diversification of businesses to patronize within the downtown area, thereby improving quality of life within the local community; and

   c) The proposed use results in increased pedestrian activity coupled with physical environment upgrades (i.e., sidewalk dining, lighting), which enhance public safety and attractiveness, as well as deter crime in the downtown area.

6. That the bar with beer, wine, and distilled spirits, live entertainment, and outdoor patio dancing conforms to the guidelines of the Downtown Inglewood Transit Oriented Development Plan land use designation in that:

   a) It establishes a downtown storefront that is historically-sensitive, attractive, and transparent; and

   b) Contributes to a vibrant urban downtown district with local businesses to patronize.
7. That this project is categorically exempt from the requirements of the California Environmental Quality Act, pursuant to Notice of Exemption (EA-CE-2019-053).

SECTION 3.

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

That Special Use Permit No. 2019-006 is hereby granted subject to the following conditions and limitations:

1. That the applicant shall adhere to all applicable provisions of the IMC.

2. That the applicant must submit an application for Site Plan Review (SPR), including parking lot improvements and adequate trash and recycling facilities, and obtain Planning Division, Public Works Department, Los Angeles County Fire Department, and associated agency approval, and adhere to all applicable SPR conditions.

3. That the applicant obtains approval from the Permits and Licenses Committee for live entertainment and patio dining and dancing at the site prior to the commencement of operations of said activities on the subject site.

4. That the applicant shall obtain the applicable license from the California Department of Alcohol Beverage Control (ABC).

5. That solid food shall be readily available during hours when alcohol is being served via partnership with local restaurants and/or food delivery services.

6. All food service at this location shall comply with the County of Los Angeles Department of Public Health permit/license requirements.

7. Outdoor cooking, preparation, packaging or storage of food is not permitted.

8. That the hours of operation shall be from 10:00 a.m. to 2:00 a.m. seven days a week.

9. That the outdoor patios shall be restricted to the sizes approved by the Planning Division, Public Works, and the Permits and Licenses Committee.
as so dimensioned on architectural plans submitted as part of the outdoor dining application.

10. That management shall be responsible for the continuous maintenance and supervision of the interior and exterior of the premises in terms of noise, patron behavior, loitering, and related activities.

11. That the applicant shall adhere to all noise requirements in the IMC by incorporating noise insulation methods in the tenant space design. Further, live entertainment is not permitted on the exterior of the premises. Volume and amplification equipment on the patio areas shall be kept below the base ambient noise level allowed by IMC Chapter 5, Article 2 for commercial properties.

12. That the applicant shall maintain a minimum of six (6) security cameras on the interior of the building and five (5) security cameras on the exterior of the building. Exterior cameras must provide surveillance for the entire property (including the parking area) for the safety of customers and employees. All cameras must be high definition and capable of producing a retrievable image on film or tape that can be made a permanent record and that can be enlarged through projection or other means. Cameras meeting the requirements of this section shall be maintained in proper working order at all times and shall be subject to periodic inspection by the Inglewood Police Department.

13. Applicant must provide adequate professional, licensed, uniformed security staff for the safety of those attending or patronizing this establishment. The applicant shall staff the bar with a minimum of five (5) security guards on-site from 9:00 a.m. to 3:00 a.m.

14. That the applicant shall post in the cash register area inside the establishment at least one 8.5-inch by 11-inch sign stating “We ID everyone under 30 years of age for alcohol sales.” This sign must be easily readable by
all patrons and written in English, as well as the predominant language of
the facility's clientele.

15. That all persons engaged in the sale or service of alcoholic beverages shall
be at least 21 years old. All employees must successfully complete a certified
training program in responsible methods and skills for serving and selling
alcoholic beverages with recurrent training not less than once every three
years.

16. Strict adherence to Building and Safety and Fire Code and/or applicable
laws governing how many persons are permitted to attend or be inside the
location at any given time is required. The applicant shall adhere to the
maximum occupancy as set forth by the City of Inglewood Building and
Safety Division.

17. The applicant shall be responsible for the continued maintenance of the
exterior of the property, including but not limited to repairs to the
structures and replacement of dead or diseased plants, and the removal of
litter from the premises and the adjacent public right of way caused by
patrons of the business.

18. That the applicant shall provide the name, telephone number, fax number,
and email address of a contact person responsible for the maintenance of the
building to the Planning Division and update the information within 30
days of change of ownership of the property to ensure continuous
maintenance of the subject property.

19. That the applicant shall return to the Planning Commission for review and
assessment within one year after date the issuance of the business license.
At that time, the following shall be provided to staff:

a) A list of food service businesses that provide delivery service to the
bar;
b) An example of the handouts distributed to bar clientele showing a list of food establishments that provide a delivery service and their phone numbers or other form of contact information;

c) Evidence of LEAD (Licensee Education on Alcohol and Drugs) employee training with respect to selling and serving alcohol and the anticipated renewal date for employees; and

d) Inglewood Police Department Crime report for the first 12 months of business.

20. No persons under the age of 21 are permitted inside the establishment or loitering outside of the location.

21. ALL patrons/employees shall have valid identification to be inside and remain as an employee or paying customer at the location. Valid ID shall be available upon request to any law enforcement or code enforcement officer, including Agents of California Department of Alcohol Beverage Control (ABC).

22. Possession, use or sales of any narcotics, including "cannabis use/activity" is strictly prohibited inside and outside of the location.

23. Applicant must have adequate parking to accommodate customers or patrons per IMC parking requirements. The parking area shall be staffed with adequate licensed uniformed security guards/ parking attendants wearing reflective vests to safely navigate parking in the parking lot area.

24. Applicant must provide adequate lighting inside and outside of the location, especially in areas of darkness where the safety of the customers may be compromised.

25. Unruly customer behavior, large groups or events that would require unnecessary calls for police/fire services are prohibited.

26. Applicant shall post NO LOITERING/NO PANHANDLING signage in front/outside of the business location as well. Applicant must ensure that the inside and outside of the business is always kept tidy and clean, free of
any debris and or graffiti.

27. The applicant or his/her designee are subject to random, ABC or Permit and Licensing inspections at any time of the day or night, by any law enforcement or code enforcement officer, including Agents with the California Department of Alcohol Beverage Control. The purpose of the random inspections is to ensure that the listed establishment adheres to and is in compliance with the regulations set forth by the California Department of Alcohol Beverage Control, the City of Inglewood’s Permits & Licensing Committee and Planning Commission.

28. Failure to comply with the recommendations set forth or a random permit/establishment inspection by any police officer or code enforcement officer (including ABC Agent’s), may result in the immediate suspension and or revocation of this and any future business licensing/permits.

29. That a copy of these conditions of approval shall be maintained on-site at all times in a place accessible by the establishment staff.

30. Based on all the evidence presented, on public testimony, or future impacts of the site on public health, safety, and welfare, the Planning Commission may require additional conditions to mitigate any impacts, amend any conditions, or revoke the Special Use Permit to allow on-site sale of beer, wine, and distilled spirits, live entertainment, and outdoor patio dancing prior to adopting the resolution, at the time of one-year review, or beyond.

31. That the granting of this Special Use Permit is contingent upon the further limitation that the Special Use Permit is not valid until all conditions have been complied with. Failure to comply with any of these conditions shall be cause for revocation of this Special Use Permit.

32. That this Special Use Permit shall become null and void if not utilized within one (1) year of the effective date hereof.

33. That this resolution shall be recorded with the Los Angeles County Recorder’s office prior to final plan approval and a business license issuance
by the Planning Division.

SECTION 4.

The Secretary of the Planning Commission is hereby instructed to forward a certified copy of this resolution to the applicant as evidence of the action taken by this Commission in the matter and to forward a copy to the City Council for their information.

This resolution for SP-2019-006 is passed, approved and adopted this 10th day of July 2019.

Larry Springs, Chairman
City Planning Commission
Inglewood, California

ATTEST:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
Date: July 10, 2019

Case Number: Special Use Permit No. 2019-007 (SP-2019-007)

Type of Action: Public Hearing

Request: To allow the sale of beer and wine for off-site consumption from a proposed convenience market on an approximately 9,200 square-foot, C-2 (General Commercial) zoned property.

Applicant: Chris Huddleston, representing 7-Eleven

Project Address: 348 West Arbor Vitae Street

Council District: 3

Legal Description: Lots 26 and 27 of Tract No. 6927 (AIN 4023-030-033)

General Plan Land Use Designation: Commercial

Zoning: C-2 (General Commercial)

Associated Cases: N/A

Surrounding Zoning/Land Uses:
- North - C-2/Commercial
- South - P-1/Residential
- East - C-2/Commercial
- West - C-2/Commercial

Public Notification: On June 27, 2019 notices were mailed to all property owners within a 500-foot radius of the subject site and a notice was published in Inglewood Today as required by the Inglewood Municipal Code.

RECOMMENDATION
Consider the staff report and the public testimony and make a determination. It is recommended that the Planning Commission:
1) Affirm Categorical Exemption EA-CE-2019-054, and
2) Make a determination on whether Public Convenience or Necessity is served by this request; and
3) Adopt the attached resolution approving SP-2019-007 with 32 conditions.

Should the Planning Commission determine to deny the request, it is recommended that the Planning Commission make the appropriate findings.
BACKGROUND
Chapter 12, Articles 7 and 25 of the IMC require Special Use Permit approval for the sale of beer and wine for off-site consumption within the C-2 (General Commercial) zone. The applicant, Chris Huddleston, representing 7-Eleven, is requesting approval to allow the sale of beer and wine for off-site consumption from a proposed convenience market at 348 West Arbor Vitae Street.

Site Characteristics and Existing Use
The subject site is located at the southeast corner of Arbor Vitae Street and Inglewood Avenue. The site is developed with an existing 2,380 square-foot, single-tenant commercial building that was built in 1973 as a convenience market and is currently active as a laundromat. There is one driveway on the north side of the lot, providing access from Arbor Vitae Street, and an additional vehicular driveway is provided from Inglewood Avenue to the west.

DISCUSSION
The applicant is proposing to convert the existing laundromat into a 7-Eleven convenience market. The majority of floor area will be used for display of everyday grocery and household items such as milk, juice, bread, cereal, chips, canned foods, toiletries, magazines, and newspapers displayed over several shelving units and wall displays. The convenience market will also provide fresh prepared food items including sandwiches, salads, and bakery items. The remaining floor area will be used for the sales and checkout area, storage, and office space.

The beer and wine is proposed to be available to customers in a section of cooler doors located in the rear of the store. The beer and wine will be within five (4.5 coolers for beer and 0.5 coolers for wine) of the proposed twelve cooler doors. The coolers containing the alcohol will be kept locked and opened for customers by an employee with a key on an as-needed basis. Alcoholic beverages will not be displayed for purchase outside of the five cooler doors or on any shelving. Non-alcoholic beverages and food items will be available in the remaining seven cooler doors. The proposed beer and wine sales area would occupy approximately 20 square-feet which constitutes less than two percent of the total convenience market floor area. The Planning Commission can limit the sales area as part of this application to ensure that the sales area remains under a specified amount of the floor area.

The hours of operation for the convenience market will be 24 hours a day, seven days a week, with alcohol sales proposed to be limited to the hours of 6:00 a.m. to 2:00 a.m. daily. The convenience market will have a total of 2 to 3 employees on site at all times.

The applicant has worked closely with staff and has offered the following conditions and features which have been incorporated into the Resolution:
Deferred Beer and Wine Sales: 7-Eleven will delay the stocking and sale of beer and wine for a minimum of 60 days from the store opening date to evaluate the activity of the store.

Loitering Deterrent Program: 7-Eleven will work with staff and the Inglewood Police Department to implement site features in order to discourage any outside loitering activity.

Upgraded Building Features: 7-Eleven will provide architectural upgrades to the existing building and all improvements will be reviewed under Site Plan Review.

Surrounding ABC Licenses
According to the California Department of Alcoholic Beverage Control (ABC), two (2) off-sale licenses are permitted within the subject site's Census Tract (Census Tract 6012.02) without the Census Tract being considered over concentrated. ABC records indicate that there are currently two (2) active licensees; one (1) Type 20 (Off-sale Beer and Wine) and one (1) Type 21 (Off-sale General) license:

- Type 20 (Off-sale Beer and Wine)
  - 326 W. Arbor Vitae Street – Bob’s Drive In Dairy
    - Original issue 02/07/1994

- Type 21 (Off-sale General)
  - 1035 S. La Brea Avenue – El Super (grocery store)
    - Original issue 12/21/1984

There are a total of 26 active off-sale ABC licenses (20, 21) in the adjacent Census Tracts. Details on the surrounding licenses and each Census Tract's number of authorized licenses is below. If a Census Tract is over concentrated, a Public Convenience or Necessity (PCN) finding is required to add an additional license.

- 6014.02 (west) has five (5) active licenses, three (3) authorized
- 6012.12 (north) has four (4) active licenses, four (4) authorized
- 6015.01 (southwest in Lennox) has five (5) active licenses, two (2) authorized
- 6018.01 (southeast) has five (5) active licenses, two (2) authorized
- 6011.00 (east) has seven (7) active licenses, four (4) authorized

Area Compatibility & Crime
The site is developed in accordance with existing zoning and development standards for building height and setbacks for commercially-zoned properties. Surrounding land uses along Arbor Vitae Street are developed primarily with commercial uses.

In the subject Crime Reporting District (CRD), No. I-24, the crime rate decreased from 112 incidents in 2016 to 84 incidents in 2018. The subject site has maintained a low crime rate with zero incidents in 2016 and 2017, and one incident in 2018. Details on the statistics for the CRD and subject site can be found below in Table 1. Since the
subject site is located on the border of four CRDs, details on the surrounding CRDs (15, 16, and 23) are provided in Attachment 4.

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**Public Convenience or Necessity Determination**

Based on the existing ABC licenses in the area, the Planning Commission as part of its consideration of this SUP request will need to make a finding whether or not the proposed ABC license provides a public convenience or necessity to the community. The applicant has submitted their justification in regards to Public Convenience or Necessity (Attachment 5). In summary, the applicant’s justification states that the proposed 7-Eleven with beer and wine sales will provide Public Convenience or Necessity due to the national franchise’s unique business model, focused on convenience, as opposed to “big box” retailers or businesses specializing fully in alcohol sales. The availability of the beer and wine will offer a broader range of goods to the community.
Site Plan Review Required
If the Planning Commission approves the request, the applicant will be required to complete the Site Plan Review process for the interior and exterior modifications to the building and for parking lot site improvements. The proposed plans are required to comply with all applicable provisions of the Zoning Code and receive approval from the Planning Division, the Public Works Department, the Los Angeles County Fire Department, and any other applicable City departments.

Site Design
The proposed convenience market will occupy the existing footprint of the existing building. Pedestrian access into the market will remain unchanged with the entrance oriented towards the parking area.

Parking and Circulation
The existing parking lot will be improved during Site Plan Review. The parking lot will provide 15 parking spaces, which complies with IMC parking requirements. No change is proposed to the existing access and no change to the existing traffic level of service is anticipated.

Security
The applicant is proposing to install three (3) security cameras on the interior of the store and one (1) security camera on the exterior of the store. The cameras will be “fish-eye” cameras that will have the ability to monitor all aspects of the store and subject site, including the beer/wine coolers, sales counter, entrances, back-room, and parking lot. The exact location of the cameras will be determined during Site Plan Review. The cameras will be monitored in real time and will be shared with the Inglewood Police Department upon request.

Landscaping
Landscaping will be provided along the street frontage adjacent to the public right of way and within the parking area of the subject site. The landscaping will be reviewed during Site Plan Review.

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 Commercial 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-2019-054) has been prepared by staff stating that the proposed project is exempt from further environmental review, 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 to mfewell@cityofinglewood.org.

Prepared by
Marissa Fewell  
Assistant Planner

Reviewed by
Eddyfuni Kemefuna  
Senior Planner

Reviewed by
Mindy Wilcox, AICP  
Planning Manager

Submitted by
Christopher E. Jackson, Sr.  
Director

Attachments
Attachment 1 – Aerial Photo
Attachment 2 – Site and Floor Plans
Attachment 3 – Off-Sale Licenses within Census Tract and 500 Feet of Subject Site
Attachment 4 – Inglewood Police Department Crime Statistics
Attachment 5 – Applicant’s Public Convenience or Necessity Justification
Attachment 6 – Notice of Exemption
Attachment 7 – Draft Resolution
SP-2019-007
Aerial of Site
Attachment No. 1
SP-2019-007
Off-Sale Licenses within Census Tract & 500 Feet of Site
Attachment No. 3
Active ABC Licenses within Census Tract &
500 Feet of Subject Site

Source: California Alcoholic Beverage Control Department (ABC)

- Off-Sale License
- Subject Site
- 500 Foot Buffer
- Census Tract Outline
LETTER OF PUBLIC CONVENIENCE OR NECESSITY
7-ELEVEN at 348 W ARBOR VITAE AVE
SP-2019-007 (EA-CE-2019-054)

This letter provides justification for a finding of Public Convenience or Necessity ("PCN") for the issuance of a Special Use Permit under Chapter 12, Articles 7 and 25 of the Inglewood Municipal Code for an off-sale, Type 20 beer and wine license for the proposed 7-Eleven convenience store at 348 West Arbor Vitae in the City of Inglewood, California.

The business model of 7-Eleven is designed to provide convenience. As the global leader in small format markets, 7-Eleven’s product lineup includes grocery items from milk and eggs to gourmet foods along with beer, wine and a variety of bottled drinks. In addition, 7-Eleven offers daily prepared foods, fresh bakery items, fruit, pizza and a first-class coffee bar. None of the other licensees close to this proposed location provide the diversity of items and services in this unique setting specifically designed to meet the convenient shopping needs of the community. 7-Eleven provides goods in a more convenient method and manner than a big bulk store or a liquor store in the area. A liquor store or a bulk store serves a different clientele with different needs.

The public convenience or necessity will be served by the issuance of a beer and wine license because the subject business is unique and serves a niche in the community.

THE PUBLIC CONVENIENCE OF 7-ELEVEN’S NEIGHBORHOOD MARKET TO THE COMMUNITY

1. Shopping Habits of Busy Residents and Commuters. 7-Eleven is a “one-stop shop,” small format super market for residents and commuters.
   o Everyday Grocery: 7-Eleven stores offer customers every day, essential groceries and household items at truly affordable prices including:
     ▪ Daily prepared sandwiches & wraps, bakery selection, fruit, sushi, salads.
     ▪ On-Trend and Healthy Snacks (Ketogenic, Gluten Free, Quinoa, Salmon).
   o “Enhanced Coffee Wall”: Award Winning Coffee at value pricing.
     ▪ Premium Coffees that rival other recognized coffee chains. 7-Eleven is rolling out cold brew coffee, nitro drip, espresso and frozen drinks.
   o Beer and Wine: In order to provide all of the items that its customers want, and to keep them coming back, it is necessary to provide a full range of products, including beer and wine. Offering a modest and complementary selection of beer and wine, along with other basic grocery items provides for the convenience of 7-Eleven’s customers, so that its customers can find all of their shopping needs in one convenience market.
     ▪ Craft Beer & Local Wines: 7-Eleven has re-vamped their beer and wine program to be in-step with 2019 consumer tastes. This includes emerging beer brand offerings and smaller wine vintners that appeal to today’s sophisticated consumers.
- **Limited Number of Coolers:** At Inglewood & Arbor Vitae, only a small portion of the premises (5 separate coolers, less than 5% of store offerings) will be devoted to beer and wine sales as a complement to all of the other products and services available at the convenience market. While the percentage is low, it is necessary to the success of the business because 7-Eleven wants to maintain their positioning as a "one-stop market." Offerings are critical to ensure the location is competitive and vital for the success of the business.

- **Professionally Trained Team:** 7-Eleven is the industry leader in convenience store systems that control the sale of beer and wine using employee training and technologically advanced features (see security measures #7 below).
  
  - 7-Eleven's *Come of Age* training program that all employees must take before selling beer and wine has been recognized by the ABC as a Responsible Beverage Training Service Provider Program (RBTSP) earning 7-Eleven it’s responsible retailer status.

- **One-Stop Shop:** Today, beer and wine fall within the common type of goods that customers want and expect from their full-service, local market. It makes sense that stores that sell beer and wine are in locations that are convenient for the community.

- **Small Store Format:** Patrons buying beer and wine may also prefer to shop at a convenience market like 7-Eleven due to ease and familiarity rather than purchasing from a liquor store, gas station, bulk retailer, or large chain grocery store.

2. **Loitering and Homeless Deterrent Features** (Security Outlined Under #7) – As the sole tenant of the proposed store’s premises, this site uniquely allows 7-Eleven to ensure a safe, clean and convenient shopping experience. Mitigation measures include:

  - **Upgraded & Enhanced Exterior Security Cameras:** Upgraded camera system package to ensure there are no blind spots. 7-Eleven will collaborate with the City and Inglewood PD on the placement and appropriate number of cameras.
  
  - **Lighting:** Well lit, canopy lighting ensures no blind spots on-property.
  
  - **Classical Music Pilot Program:** Implementing an outdoor ambient music feature that plays classical music at repetitive low levels to encourage loiterers to leave.
  
  - **Inglewood Police ICOP Parking Space:** Dedicated parking space on-site for Inglewood Police Department cruisers to park 24-hours/day. ICOP will be located directly across street on Inglewood & Arbor Vitae and serve as an extra deterrent.
  
  - **Single Tenant:** Inglewood Ave & Arbor Vitae will be a free-standing 7-Eleven (not located within a shopping center), allowing 7-Eleven's first-class programs to be implemented unilaterally across the site.

3. **New 7-Eleven Interior Prototype:** This location will be the first 7-Eleven store in Inglewood that has two new features being rolled out in select new company stores:
4. **Inglewood/Arbor Vitae Location:** Given Inglewood Ave and Arbor Vitae are transforming into “mini-major” arterials connecting the beach cities and LAX’s expansion to Inglewood’s Entertainment and Sports District (map below), this location is a perfectly located amenity for the community, workers and visitors that will patron the store:

- **Local Community:** This location enables residents nearby to capitalize on 7-Eleven’s new delivery options available through Postmates, the 7-Now App and Amazon.com. While the proposed store is near a residentially zoned area, it is properly located within a commercial zone and oriented toward the commercial, signalized intersection of Inglewood Ave and Arbor.
  - **ICOP Police Community Center (across the street):** Inglewood is installing their ICOP Police Station directly across the street from the proposed site. This 7-Eleven location will serve as a partner and amenity for community organizing at this sub-station and for Inglewood Police Officers.

- **Visitors coming from LAX and the Beach Cities:** This site is located .5 miles east of the future Green Line LAX train station, LAX Monorail Stations and LAX’s CONRAC Rental Car facility. Arbor Vitae will connect these hubs directly to Inglewood’s NFL Stadium, Forum, Clippers Arena and hotels. This site will serve as a convenience for patrons that know 7-Eleven’s international brand and are most comfortable shopping at a 7-Eleven for groceries and every day essentials.
THE PUBLIC NECESSITY OF 7-ELEVEN'S NEIGHBORHOOD MARKET TO THE COMMUNITY

1. **Fresh/Daily Prepared Food** - Having healthy food options is critical given today's on-the-go lifestyle. 7-Eleven's new stores are built to serve as a fast-food restaurant alternative.
   - 7-Eleven makes prepared meals, sandwiches, salads and bakery items delivered fresh daily.
   - 7-Eleven is rolling out new "on-trend" emerging snacks and trends (Ketogenic diet, Gluten-free)

2. **Economic Benefits**
   - **Jobs**: 8 - 12 new jobs (est.) to be created by this store and filled locally.
   - **Sales Tax Revenue** to the City of Inglewood of $2,000,000+ over a 20-year period which will help support the community and fund local programs.

3. **Site Design & Corner Beautification**: The current operating business is a coin laundromat that is has been losing money and is not feasible to operate in the near or long-term future. Currently, the building needs extensive renovation as well as significant capital investment to replace fifteen-year-old, failing washers and dryers. Given the changes in the neighborhood and decline in laundromat use, the current business is no longer viable.
   - **Modernization**: 7-Eleven plans to completely overhaul and modernize the existing building and convert it into a state-of-the-art convenience store.
   - **Million-Plus Dollar Investment**: Construction budget includes high end finishes, top of the line security camera systems, LED lighting and on-going maintenance.
   - **Landscaping**: 7-Eleven is open to partnering with the City to landscape the planter on the hard corner of Arbor Vitae and along the west side of the property.

4. **7-Eleven is a Retailer that is Committed and Engaged in Giving Back to the local Community** - Fundraisers for local schools, parks, youth sports programs, area non-profits, and matching grant programs
   - Community Event Activation – Partnerships with council offices, schools, police departments, etc.
   - "Operation Chill" – award winning youth crime prevention and reward program
   - "High Five Program" – donates store merchandise coupons to local schools

5. **Stamp of Arrival for Arbor Vitae**: Revitalizing this corner will stimulate business activity and attract other national retailers, food options and first-class operators to this underserved stretch of Arbor Vitae.
6. **Industry Leading Site Maintenance & Operations Team:** 7-Eleven is relentless about improving store quality. To ensure they are exceeding their corporate standards, they have a local, dedicated "area operations department" that will ensure Arbor Vitae is kept free of graffiti, trash, debris and loitering. As a single-tenant site, 7-Eleven will be empowered to manage the exterior and interior completely.

7. **Safety & Site Security:** The proposed convenience store will be professionally managed by the global retailer that specializes in a clean and safe experience. Measures include:

- State-of-the-art security system with high tech, color cameras positioned both inside and outside the store with panoramic range along with audio capabilities and silent alarm system
- 24-7 security feed accessible by Inglewood Police Department in “real time.”
- Direct communication with police upon receiving complaints
- Abundant parking lot lighting for safety of customers and community
- Store hours – 24 hours daily; locked cooler doors during beer & wine sellable hours
- 7-Eleven will self-restrict operations to NO malt liquor or 40oz offerings.
- Store is formatted so that beer and wine are the farthest from the front door with the lowest visibility.
- Automatic locking refrigerators will allow employees to safeguard the inventory from underage, suspicious, or intoxicated customers at the push of a button.
- Secret shopper program monitors security on a monthly basis
- Sales registers prohibit sales of age-restricted products to minors
- Back office area available to police officers for enhanced security
- On-Site Parking for the ICOP Center
- *Come of Age* training program that all employees must take before selling beer and wine has been recognized by the ABC as a Responsible Beverage Training Service Provider Program (RBTSP) earning 7-Eleven it's responsible retailer status.
- 7-Eleven will maintain a non-negotiable carding policy for anyone suspected of being under 35 years old. The point of sale software requires the scanned of a legitimate Driver’s License or ID for the transaction to be processed.
- 7-Eleven also utilizes Electronic Age Verification at point of sale.
SP-2019-007
Notice of Exemption
Attachment No. 6
NOTICE OF EXEMPTION

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

Project Title: Special Use Permit No. 2019-007 (SP-2019-007)
CEQA Case No.: EA-CE-2019-054
Location: 348 West Arbor Vitae Street
Zoning: C-2 (General Commercial)
Project Sponsor: Chris Huddleston, representing 7-Eleven
Address: 112 S. Edinburgh Avenue, Los Angeles, CA 90048
Agency Contact: Marissa Fewell, Assistant Planner
Telephone: (310) 412-5230

Project Description
A Special Use Permit request to allow the sale of beer and wine for off-site consumption from a proposed convenience market on an approximately 9,200 square-foot property.

Exempt Status
Categorical Exemption: Class 1: Existing Facilities – Section 15301(a)

Reason for Exemption
CEQA exempts interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances of existing public or private structures.

Signature: 
Name: Eddyfunn Ikemefuna
Title: Senior Planner
Date: June 19, 2019
RESOLUTION NO. _____

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT FOR CHRIS HUDDLESTON, REPRESENTING 7-ELEVEN, TO ALLOW THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION FROM A PROPOSED CONVENIENCE MARKET ON AN APPROXIMATELY 9,200 SQUARE-FOOT, C-2 (GENERAL COMMERCIAL) ZONED PROPERTY LOCATED AT 348 WEST ARBOR VITAE STREET

(CASE NO. SP-2019-007)

SECTION 1.

Pursuant to Chapter 12, Articles 7 and 25 of the Inglewood Municipal Code, there was filed with the Planning Commission of the City of Inglewood, California on the sixth day of May 2019, an application by Chris Huddleston, representing 7-Eleven, for a Special Use Permit request to allow the sale of beer and wine for off-site consumption from a proposed convenience market on an approximately 9,200 square-foot, C-2 (General Commercial) zoned property located at 348 West Arbor Vitae Street, on the real property legally described as:

Lots 26 and 27 of Tract No. 6927 (A1N 4023-030-033)

The application was set for a public hearing before the Planning Commission in the City Council Chambers, Ninth Floor of City Hall, on the tenth day of July 2019, beginning at the hour of 7:00 p.m., and:

Notice of the time and place of the hearing was given as required by law, and:

The Commission conducted the hearing at the time and place stated in the notice and afforded all persons interested in the matter of the Special Use Permit, or in any matter or subject related thereto, an opportunity to appear
before the Commission and be heard and to submit any testimony or evidence in favor of or against the granting of the Special Use Permit.

SECTION 2.

The Planning Commission has carefully considered all testimony and evidence presented at the hearing and now finds as follows:

1. That the off-sale license will provide a Public Convenience or Necessity to the surrounding community due to the unique business model focusing on convenience and by providing a broader range of goods to the surrounding community.

2. That the site is adequate in size and shape to accommodate the off-site beer and wine sales because the alcohol sales area will constitute less than two percent of total floor area and will not add to the existing building footprint.

3. That the site is served by streets of appropriate width and function to carry the kind of traffic to be generated, and adequate parking, as required by the IMC, is provided for the existing convenience market and off-site beer and wine sales because the alcohol sales will not generate an increase in traffic to the site.

4. That the granting of the Special Use Permit to allow the sale of beer and wine for off-site consumption would not be detrimental to the properties in the immediate neighborhood and would not have a negative effect on the public safety or general welfare of the community because the alcohol sales will conform to the California Department of Alcoholic Beverage Control regulations.

5. That the proposed convenience market and off-site beer and wine sales conforms to the guidelines and requirements of the Inglewood General Plan and Zoning Code by ensuring the availability of commercial goods for the needs of the community.
6. That a Categorical Exemption (EA-CE-2019-054) prepared by Planning staff determining that the requested action is exempt from the California Environmental Quality Act (CEQA) is accepted.

SECTION 3.

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

That Special Use Permit No. 2019-007 is hereby granted subject to the following conditions and limitations:

1. That the applicant shall adhere to all pertinent provisions of the Inglewood Municipal Code (IMC).

2. That the applicant shall obtain all required permits from the Planning and Building Department, Redevelopment Division, Public Works Department, Los Angeles County Fire Department and other City departments as applicable.

3. That a parcel map shall be filed and recorded with the Los Angeles County Recorder’s Office to consolidate all lots into one lot prior to final inspection approval.

4. That all improvements to the property, including updated façade features, interior tenant improvements, and parking lot and site improvements, shall be reviewed by the Planning Division and all applicable Departments through Site Plan Review.

5. That no payphones are permitted on site.

6. That no video games or coin operated games are permitted on the property.

7. That the hours of operation for the convenience market will be 24 hours daily. Alcohol sales will occur during the hours of 6 a.m. to 2 a.m. daily.

8. That the sales and stocking of alcoholic beverages shall be deferred for a minimum of 60 days after the opening of the convenience market.
9. That no fortified wines or malt beverages be sold at the premises.

10. No beer or wine shall be displayed within five feet of the cash register or public entrance.

11. No alcoholic beverages shall be sold or displayed from any temporary locations on the premises such as ice tubs, barrels, or any other containers.

12. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

13. Alcoholic beverages and non-alcoholic beverages shall be stocked and displayed in separate areas of the store and or in separate beverage coolers.

14. Alcoholic beverages shall only be stored and sold within five (5) locked cooler enclosures.

15. The sale of alcoholic beverages in quantities of less than 24 ounces or greater than 39 ounces is prohibited. Alcoholic beverages in containers of less than 24 ounces cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.

16. Signs posted in the windows shall be located so as to provide a clear and unobstructed view of the cash register and sales area from the street.

17. The sales area shall be located so that the clerk and customer are visible from Arbor Vitae Street. A conspicuous sign shall be posted that states there is a safe and it is not accessible to the employees.

18. The sale of alcoholic beverages for consumption on the premises shall be prohibited. Consumption of alcoholic beverages shall be prohibited on the site. There shall be appropriate posting of signs both inside and outside
the premises that drinking both inside and outside the business
establishment is prohibited by law.
19. There shall be no loitering at the site or any area adjacent to the
convenience market under the property owner’s control. The store
operator shall not allow any patrons to remain on the premises nor shall
they direct them to loiter or consume alcohol on-site or on any adjacent
property or Right-of-Way. The applicant shall post “No Loitering” signs
in and around the subject site.
20. The applicant shall submit a Loitering Deterrent Program to the Planning
Division for approval prior to building final.
21. The business must prominently post, inside the establishment, one 8 by
11 inch sign stating, “We ID everyone under 30 years of age for alcohol
sales.” This sign must be easily readable by all patrons and written in
English as well as the predominant language of the facility’s clientele.
22. All owners, managers and employees serving and/or selling alcoholic
beverages in alcoholic beverage outlets must successfully complete a
certified training program in responsible methods and skills for serving
and selling alcoholic beverages (Responsible Beverage Service or RBS
training).
23. An Electronic Age Verification device, which is used to determine the age
of any individual attempting to purchase alcoholic beverages, shall be
installed on the premises at the point of sale location.
24. The establishment shall contain features of Crime Prevention Through
Environmental Design (CPTED), as approved by the Planning Division,
to maintain security of the premises by controlling access to the facility,
open sight-lines, lighting levels, ambient noise levels, and circulation
patterns.
25. That the applicant shall provide a minimum of three (3) security cameras inside the convenience market and security cameras on the exterior of the building near all door locations, and all security cameras shall be monitored in real time. The video surveillance tapes shall be maintained for a period of not less than 60 days as required by the Inglewood Police Department.

26. The property shall be kept free of graffiti, trash, and debris on a daily basis. The employees shall inspect the outside of the premises throughout the day to ensure the property is free of trash at all times.

27. The applicant shall be responsible for the continued maintenance of the exterior of the property, including but not limited to repairs to the structures and replacement of dead or diseased plants, and the removal of litter from the premises and the adjacent public right of way caused by patrons of the business.

28. That the applicant shall provide the name, telephone number, fax number and email address of a contact person responsible for the maintenance to the Planning Division and update the information within 30 days of change of ownership of the property to ensure continuous maintenance of the subject property at all times.

29. That the applicant shall record this resolution with the Los Angeles County Recorder's office prior to the issuance of any permit by the Planning or Building and Safety Divisions.

30. A copy of the conditions of this resolution must be kept on the premises and posted in a place visible to the public.

31. That this Special Use Permit shall become null and void if not utilized within one (1) year of the effective date hereof.

32. That the granting of this Special Use Permit is contingent upon the further limitation that the Special Use Permit is not valid until all
conditions have been complied with. Failure to comply with any of these conditions shall be cause for revocation of this Special Use Permit.

SECTION 4.

The Secretary of the Planning Commission is hereby instructed to forward a certified copy of this resolution to the applicant as evidence of the action taken by this Commission in the matter and to forward a copy to the City Council for their information.

This resolution for SP-2019-007 is passed, approved and adopted this tenth day of July 2019.

Larry Springs, Chairman
City Planning Commission
Inglewood, California

Attest:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California
**Date:** July 10, 2019  
**Agenda Item Number:** 7a

**Case Number:** Design Review No. 2019-006 (DR 2019-006)

**Type of Action:** Non-Public Hearing

**Request:** To approve exterior modifications and sign affixed to the tower element of an existing commercial building located within the Art Deco Overlay.

**Applicant:** John Dodson

**Project Address:** 2934 West Manchester Boulevard  
**Council District:** 1

**Legal Description:** Lot 1 of PM 336-82-83 (APN 4026-002-026)

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**General Plan Land Use Designation:**  
Commercial

**Zoning:** C-2 (General Commercial)

**Associated Cases:** N/A

**Surrounding Zoning/Land Uses:**
- North - C-2 (General Commercial)/Commercial
- South - P-1 (Automobile Parking)/Residential
- East - C-2 (General Commercial)/Commercial
- West - C-2 (General Commercial)/Commercial

**Public Notification:** No public notification is required for design review.

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**RECOMMENDATION**

Consider the staff report and the public testimony and make a determination. It is recommended that the Planning Commission:

1) Affirm Categorical Exemption EA-CE-2019-060, and
2) Adopt the attached resolution approving DR-2019-006 subject to 10 conditions.

Should the Planning Commission determine to deny the request, it is recommended that the Planning Commission make the appropriate findings.
REQUEST
The applicant, John Dodson, is proposing to make façade improvements and install a sign on a tower element of an existing commercial building located at 2934 West Manchester Boulevard in the Art Deco Overlay area.

BACKGROUND
Articles 7 and 14 of the Inglewood Municipal Code require the Planning Commission to review the design of C-2 zoned projects located in the Art Deco Overlay. The overlay zone consists of the area generally located on Manchester Boulevard between Van Ness Avenue and Crenshaw Boulevard. Section 12-24.7 of the IMC describes the specific standards applicable to this area and requires Design Review for all exterior alterations and proposed signage affixed to any building tower elements.

In addition, to the standards in the Art Deco Overlay, Design Review is governed by the following IMC standards:
1. Adequate traffic and pedestrian circulation and access ways to avoid congestion and to prevent adverse effects on neighboring property.
2. All buildings or structures shall be so arranged as to permit convenient access for the City’s emergency and service equipment.
3. The building and landscaping shall have scale and proportions which relate to its size, surroundings and use.
4. The design of building elevations shall be compatible with the characteristics of the surrounding areas.
5. Landscaping, exterior lighting, walls, fences and screen planting shall be provided, maintained, and designed to be compatible with the characteristics of the surrounding areas.

The subject site is located on the southeast corner of Manchester Boulevard and 8th Avenue and is zoned C-2 (General Commercial). The properties to the north, east, and west of the subject site are developed with commercial uses including retail stores, restaurants, and office space, and the property to the south, across the alley, is developed with multi-family residential units.

DISCUSSION
The subject site is approximately 12,000 square feet and is developed with a 2,412 square-foot one-story building, and surface parking lot. The applicant is proposing to convert the existing building into a Popeye’s fast food restaurant and drive-through. The existing commercial building was built in 2004 and has been used most recently as a neighborhood lending/check cashing facility. The primary entrance to the building will continue to be located on Manchester Boulevard with additional pedestrian access located on the east elevation adjacent to the customer parking area. The proposed floor plan includes approximately 512 square-feet of restaurant seating area, a customer order counter, 2 restrooms, a kitchen/food preparation area, and storage rooms.
Circulation and Access
As discussed above, the primary pedestrian access to the building is proposed from a front entrance along Manchester Boulevard, with a secondary pedestrian access adjacent to the parking lot. Vehicular access to the site is provided via a two way entrance driveway and an existing one way drive-through.

The applicant is not proposing to alter the existing vehicular or pedestrian access.

Architectural Design
The Art Deco architecture is governed by the standards pursuant to Section 12-24.7 of the IMC as follows:

1. Roofs and Rooflines: shall consist of a flat, curved or rounded design and include enclosed parapets with painted, etched or applied relief elements.
2. Building Entrances: shall be centered or located on the corner of the structure and include geometric decorations or motifs and glass doors finished with stainless steel or aluminum.
3. Walls: at street corners or intersections, shall contain geometric decorations or motifs.
4. Windows: shall be clear, tempered or reinforced glass installed a minimum of 12" above the sidewalk.
5. Lighting: fixtures shall be compatible with the Art Deco style and made of steel, iron, aluminum or other like materials.
6. Landscaping: drought tolerant species and water conserving irrigation shall be installed at building entrances and to screen parking lots, service areas and trash enclosures.
7. Paving: brick pavers, tiles or scored concrete shall be used at building entrances, walkways and driveways.

As mentioned earlier, the existing building was built in 2004 and has been used as a lending/check cashing business. The building was built to conform to the Art Deco Overlay standards and includes a flat roofline with cantilevered overhangs and a tower element. The building is currently painted white with black trim and bright yellow accent. The applicant is proposing minor physical changes to the exterior elevations. The building will be painted a golden yellow color with red trim and accents to match the franchise's branding and aesthetic. The existing tile along the bottom will remain and the existing tower element will be painted to match the red accent color. The existing cantilevered roofline and awning will be maintained, along with the existing geometric entryway cut outs. Bronze, wall mounted lighting fixtures will be added on each elevation and over both pedestrian entry ways. A 34 square-foot addition to the south/rear of the building is proposed, in order to accommodate a new customer drive-through window.

Due to the maintenance of the existing Art Deco finishes and details, staff has determined that the proposed exterior alteration is consistent with the Art Deco design standards.
Signs
The applicant is proposing to install two (2) logo signs affixed to the existing tower element. One sign will be viewed by westbound traffic on Manchester Boulevard, and the other will be seen by eastbound traffic on Manchester Boulevard. The logo signs will comply with all IMC requirements and will be a maximum of four (4) square feet each. The logo signs will be placed in the center of the tower element, with adequate spacing on each side and from the top and bottom. Due to the signs being a maximum of 4 square feet each, and the signs matching the franchise’s proposed color scheme, they will be compatible with the existing tower element. The applicant is also proposing additional wall signs for the north, east, and west building elevations. Details on the signage will be reviewed during Site Plan Review and Sign Permit applications. All signs will be required to comply with IMC sign regulations and permitting processes.

Landscaping
Landscaping for the site will be enhanced along the Manchester Boulevard frontage to include new trees, shrubs, and groundcover. Additional landscaping will be provided in the rear, along the south property line, and within the parking lot. All landscaping details will be reviewed and approved through Site Plan Review.

Parking and Circulation
The existing parking lot will be improved during Site Plan Review. The parking lot will provide 16 parking spaces, which is more than the required 9 parking spaces required by the IMC. No change is proposed to the existing access and no change to the existing traffic level of service is anticipated.

Security
The applicant will be required to install video cameras to the building exterior and interior to monitor in real time throughout the property. A minimum of 3 cameras will be installed on the building exterior. The final number and location of cameras will be determined during Site Plan Review.

Area Compatibility
The commercial properties along Manchester Boulevard between Van Ness Avenue and 12th Avenue are designed in a variety of architectural styles. The modifications and staff recommendations related to architectural treatments on the subject building promote compatibility with the adjacent properties and are in accordance with existing C-2 zoning and development standards for design review and the Art Deco Overlay.

Site Plan Review Required
If the Planning Commission approves the request, the applicant will be required to complete the Site Plan Review process. The proposed plans are required to comply with all applicable provisions of the Zoning Code and receive approval from the Planning Division, the Public Works Department, and any other applicable City departments.
General Plan Consistency
The proposed project is consistent with the Commercial land use designation of the General Plan in that it ensures the availability of services for the needs of the residents in the surrounding community and improves the economic condition of the existing arterial commercial development along Inglewood’s major streets.

Environmental Determination
A Notice of Exemption (EA-CE-2019-060) has been prepared by staff stating that the proposed project is exempt from further environmental review, 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 to mfewell@cityofinglewood.org.

Prepared by
Marissa Fewell
Assistant Planner

Reviewed by
Eddy Ikemahun
Senior Planner

Reviewed by
Mindy Wilcox, AICP
Planning Manager

Submitted by
Christopher E. Jackson, Sr.
Director

Attachments
Attachment 1 – Aerial Photo
Attachment 2 – Reduced Plans
Attachment 3 – Notice of Exemption
Attachment 4 – Draft Resolution
Attachment No. 3
Notice of Exemption
DR-2019-006
NOTICE OF EXEMPTION

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

Project Title: Design Review No. 2019-006 (DR-2019-006)
CEQA Case No.: EA-CE-2019-060
Location: 2934 West Manchester Boulevard
Zoning: C-2 (General Commercial)
Project Sponsor: John Dodson
Address: 1330 Olympic Boulevard, Santa Monica, CA 90404
Agency Contact: Marissa Fewell, Assistant Planner
Telephone: (310) 412-5230

Project Description
Design Review to allow exterior modifications and sign affixed to the tower element of an existing commercial building within the Art Deco Overlay on an approximately 12,000 square-foot property.

Exempt Status
Categorical Exemption: Class 1: Existing Facilities – Section 15301 (a)

Reason for Exemption
CEQA exempts interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

Signature: [Signature]
Name: Fred Jackson
Title: Senior Planner
Date: June 24, 2019
RESOLUTION NO. ________

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY JOHN DODSON FOR DESIGN REVIEW NO. 2019-006 FOR EXTERIOR MODIFICATIONS AND SIGNS AFFIXED TO THE TOWER ELEMENT OF AN EXISTING COMMERCIAL BUILDING IN THE ART DECO OVERLAY ZONE ON AN APPROXIMATELY 12,000 SQUARE-FOOT, C-2 (GENERAL COMMERCIAL) ZONED SITE LOCATED AT 2934 WEST MANCHESTER BOULEVARD.

(Case No. DR-2019-006)

SECTION 1.

Pursuant to Chapter 12, Articles 7 and 14 of the Inglewood Municipal Code, there was filed with the Planning Commission of the City of Inglewood, California on the 10th day of May 2019, an application by John Dodson for a Design Review to approve exterior modifications and signs affixed to the tower element of an existing commercial building in the Art Deco Overlay Zone as part of Design Review No.2019-006 (DR-2019-006) on an approximately 12,000 square-foot C-2 (General Commercial) zoned property located at 2934 West Manchester Boulevard, Inglewood, on real property legally described as:

Lot 1 of PM 336-82-83 (APN 4026-002-026)

The application was set for review before the Planning Commission in the City Council Chambers on the tenth day of July 2019, beginning at the hour of 7:00 p.m.

SECTION 2.

The Planning Commission has carefully reviewed the design review request and being advised finds as follows:

1. That the application for the exterior modifications and signs is in compliance with the provisions of Chapter 12, Articles 7 and 14 of the
Inglewood Municipal Code because it aligns with the intent of maintaining high design standards for buildings located within the Art Deco Overlay.

2. That the proposed exterior modifications and signs are consistent with the Land Use Element of the Comprehensive General Plan in that they improve the visual appearance and economic condition of the existing development along Manchester Boulevard.

3. That the proposed exterior modifications and signs conform to the requirements of Design Review as specified in Section 12-35.3 of the Inglewood Municipal Code as follows:
   (a) Adequate traffic and pedestrian circulation and access ways are provided or improved as necessary to avoid congestion and to prevent adverse effects on neighboring property because the building design and signs will not alter the existing access and level of service.
   (b) The building and signs are arranged as to permit convenient access for the City’s emergency and service equipment because the site can be accessed from Manchester Boulevard.
   (c) The building, signage, and landscaping have a scale and proportions which relate to its size, surroundings, and use because the existing building footprint and architectural style will be maintained, which is consistent with the scale and proportions of neighboring structures.
   (d) Building elevations and signs are designed to be compatible with the characteristics of the surrounding area because the proposed elevations conform to the Art Deco Overlay standards and the signs are proportionate to the size of the tower.
   (f) Landscaping, exterior lighting, walls, fences are provided, maintained, and designed to be compatible with the characteristics of
the surrounding areas because the property will undergo Site Plan
Review where it is required that these existing and proposed
components be provided and well-maintained.

4. That the approval of this Design Review with the conditions
incorporated herein will not be detrimental to properties in the
immediate neighborhood and will not have a negative effect on the
public health, safety, or general welfare of the community.

5. That this project is categorically exempt from the requirements of the
California Environmental Quality Act, pursuant to Notice of

SECTION 3.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF
INGLEWOOD, CALIFORNIA, DOES HEREBY RESOLVE AS FAROWS:

That Design Review No. 2019-006, as applied for, is hereby granted
subject to the following conditions and limitations:

1. That the applicant shall obtain site plan review approval from the
Planning Division and shall comply with all the conditions of site plan
review.

2. That all proposed material(s) shall be a non-reflective type that blends
with the materials and colors of surrounding buildings and structures.

3. That the project shall fully comply with, and obtain approval from the
Planning Division, the Los Angeles County Fire Department, the
Public Works Department, Building and Safety Division, and all other
applicable City of Inglewood departments.

4. That the applicant shall adhere to all applicable provisions of the
5. That all improvements to the property be continuously maintained as required by the Inglewood Municipal Code, including repairs to the structures.

6. That all landscaping areas shall include drought-tolerant species and a water-conserving irrigation system.

7. That the applicant shall provide a minimum of three security cameras, monitored in real time, at the exterior of the building, to the satisfaction of the Planning Division.

8. That the applicant shall provide the name, telephone number, fax number and email address of a contact person responsible for the maintenance of the building to the Planning Division and update the information within 30 days of change of ownership of the property to ensure continuous maintenance of the subject property.

9. That this Design Review approval shall become null and void if not utilized within one (1) year of the effective date hereof.

10. That the granting of this Design Review is contingent upon the further limitation that the approval is not valid until all conditions have been complied with. Failure to comply with all conditions could result in the revocation of this Design Review approval.
SECTION 4.

The Secretary of the Commission is hereby instructed to forward a certified copy of this resolution to the applicant as evidence of the action taken by this Commission in the matter and to forward a copy to the City Council for their information.

This resolution for DR-2019-006 is passed, approved and adopted this tenth day of July 2019.

Larry Springs, Chairman
City Planning Commission
Inglewood, California

ATTEST:

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California