

MINUTES
INGLEWOOD SPECIAL PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 11, 2023

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Special Planning Commission meeting on Wednesday, January 11, 2023, in the Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance by Commissioner Patricia Patrick, the meeting was called to order at 7:00 p.m.

(2) ROLL CALL:

Present: Chairman Larry Springs
Commissioner Patricia Patrick
Commissioner David Rice
Commissioner Aidé Trejo
Commissioner Cheryl Shaw-Williams

Staff: Christopher E. Jackson, ECD Director
Mindy Wilcox, AICP, Planning Manager
Michael Pan, Assistant City Attorney
Eddy Ikemefuna, Senior Planner
Marissa Fewell, Planner
Christine Rivera, Assistant Planner
Sean May, Planning Technician
Evangeline Lane, Secretary
Via Community Phone Call Coverage:
AT&T Conference Call Operator Rep.

(3) STAFF COMMUNICATIONS:

Ms. Wilcox, Planning Manager stated staff made revisions to Item 6A, copies were distributed to the Planning Commissioners and also posted on the City's website.

(4) PUBLIC COMMENTS:

None (Confirmed by AT&T Operator).

(5) MINUTES:

Chairman Springs called for Minutes approval for the December 7, 2022 Planning Commission meeting.

MOTION:

Commissioner Rice made the motion to approve the December 7, 2022 Planning Commission Minutes and second by Commissioner Shaw-Williams.

Ayes: Commissioners Patrick, Rice, Trejo, Shaw-Williams and Chairman Springs.

(6) PUBLIC HEARINGS:

6A. SPECIAL PERMIT USE NO. 2022-009 (SP-2022-009) 2870 WEST IMPERIAL HIGHWAY: A public hearing to consider an application by Sandy Sigal for Special Use Permit No. 2022-009 (SP-2022-009) to allow a proposed beauty salon within 300 feet of a similar use on an approximately 0.69-acre lot in an existing shopping center on a C-2 (General Commercial)/ MU-1A (TOD Mixed Use 1A Overlay) zoned property at 2870 West Imperial Highway.

Ms. Christine Rivera, Assistant Planner, made the staff presentation.

Chairman Springs asked the Planning Commission if there were any questions for staff.

Commissioner Rice asked staff for clarification regarding the use of the similar use.

- as Asked about the services provided at the similar use nearby, Nail Salon Spa?
 - Ms. Rivera responded to Commissioner Rice's question.

Commissioner Trejo asked staff-

- Asked if there would be a difference in services as compared to the nearby similar use?
 - Ms. Rivera responded to Commissioner Trejo's questions.

Chairman Springs asked the applicant to come forward to address the Planning Commission and speak about their project.

Mr. John Brooks, representing the applicant.

Chairman Springs asked the Planning Commission if there were any questions for the applicant.

Commissioner Patrick made a comment to the applicant -

- The nearby use specializes in Nails, Pedicures and Eyebrows.

Commissioner Rice asked the applicant -

- Will Phenix suites be licensed by the State of California as a Salon itself?
 - Mr. Brooks responded to Commissioner Rice's question.
- The Laws in California requires that someone would have to establish the license, and if Phenix does not establish the license, then will Phenix rent out booth space and that all of the cosmetologist who rent will just have to acquire a tax certificate?
- Is Phenix's Business Model requiring all hair stylist to have either a Business License or a Trade license?
 - Mr. Brooks responded to Commissioner Rice's question.
- So you're saying that Phenix Suites is a large capacity landlord who will host up to 82 independent business licensed hair salons in the building.
 - Mr. Brooks responded to Commissioner Rice's question.

Commissioner Trejo asked the applicant -

- If there are Phenix Salons located in Southern California area, and if this is the first, why did you decide to select the City of Inglewood?
 - Mr. Brooks responded to Commissioner Trejo's questions.

Commissioner Shaw-Williams stated that she was familiar with the Phenix type salons.

Chairman Springs stated to the applicant -

- This establishment is set as "by appointment only", no "walk-ins"?
 - Mr. Brooks responded to Chairman Springs' question.
- With regards to the rental of the booths, how is it handled and are they rented daily, weekly, monthly or annually?
 - Mr. Brooks responded to Chairman Springs' question.
- Who is Sandy Sigal with regard to this project and is he on the line right now as the second caller?
 - Ms. Rivera responded to Chairman Springs' question.
 - Mr. Darren Bovard, Sr. Vice President, Representative for the New Mark Merrill Co., who are the present landlords for the plaza.

Commissioner Trejo made a statement to both the applicant and the representative -

- That it is imperative that the applicant come before the planning commission ready to answer all questions and should they not be in attendance and only for the reason of foreign travel or health issues, and there is a replacement attending the meeting, that replacement must have all the answers as would the applicant, otherwise the item is subject to be continued.

Ms. Wilcox made a suggestion to Chairman Springs and the Planning Commission regarding the condition in the Resolution requiring that Salons be licensed by the State, but to add that all Individual Stylists also appropriately be licensed by the State.

Chairman Springs asked the Planning Commission if there were any further questions for the applicant, there were none, and called for a motion.

MOTION:

Commissioner Rice motioned to affirm categorical exemption EA-CE-2022-138 and adopt the attached resolution approving SP-2022-009 subject to the 11 conditions, plus two more conditions adding Business License Requirements in the condition and was seconded by Commissioner Shaw-Williams Resolution No. 1946

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A SPECIAL USE PERMIT TO SANDY SIGAL, REPRESENTING NEWMARK MERRILL COMPANIES FOR UPSIDE CRENSHAW HOLDINGS, LLC TO ALLOW A BEAUTY SALON, WITHIN 300 FEET OF A SIMILAR USE ON AN APPROXIMATELY 0.69 ACRE, C-2 (GENERAL COMMERCIAL)/MU-1A (TOD MIXED USE 1A OVERLY) ZONED PROPERTY AT 2870 WEST IMPERIAL HIGHWAY.

Be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Patrick, Rice, Trejo, Shaw-Williams and Chairman Springs.

Ms. Wilcox explained the appeal process.

(7) PUBLIC COMMENTS:

None, (Confirmed by the AT&T Operator).

(8) COMMISSION INITIATIVES:

Commissioner Patrick -

- Question to staff regarding no designated stopping areas for Uber and Lyft vehicles for passenger unloading and loading, if so then where?
 - Mr. Jackson responded to Commissioner Patrick's statement.

Commissioner Rice -

- There will be a postponement of the Martin Luther King, Jr., Festival on Market Street to February 18, 2023. Everyone is invited.

Inglewood Special Planning Commission Meeting Minutes
January 11, 2023

Commissioner Trejo -

- Wanting to piggy-back on Commissioner Patrick's question regarding the Uber and Lyft drivers who do not take their passengers to the So-Fi Stadium drop-off point, what is the repercussion of that action on the drivers?
 - Mr. Jackson responded to Commissioner Trejo's statement.
- Question to staff regarding the 405 Fwy, and the underpass filled with the homeless still and all of the trash and debris on the highway, is there something that can be done about this, it gives a bad look for the City of Inglewood with these new stadiums, the Forum and soon the new Shopping Plaza?
 - Mr. Jackson responded to Commissioner Trejo's statement.

Commissioner Shaw-Williams -

- Happy New Year to all and Happy Birthday to both Chairman Springs and Commissioner Rice.

Chairman Springs -

- Projects located at the corners of La Brea and Florence - what will the names of those complexes be called?
 - Ms. Wilcox responded to Chairman Springs' question.
 - Mr. Jackson also responded to Chairman Springs' question.
- The hotel at Hollywood Park Tomorrow, when is the completion date for that?
 - Ms. Wilcox responded to Chairman Springs' question.
- What will be the timeframe for the New Apartments there, start and completion dates?
 - Mr. Jackson responded to Chairman Springs' question.
- Statement to Mr. Ikemefuna - Next Year!

Commissioner Trejo -

- When is the next So-Fi Big Event?
 - Mr. Jackson responded to Commissioner Trejo's question.

(9) ADJOURNMENT:

Chairman Springs gave closing comments and wished Happy Birthday to all, and Meeting adjourned at 7:52p.m.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 1st Day
of February 2022.

Chairman Larry Springs
City Planning Commission