

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 1, 2023

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, February 1, 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 7:01 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
Bernard McCrumby, Senior Planner
Arturo Salazar, Planner
Marissa Fewell, Planner
Angel Leon-Martell, Assistant 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 1) On tonight's Staff Reports, you will see the incorporation of two new sections, related to The Energy and Climate Action Plan and Active Transportation Plan. Going forward, every staff report will address how the proposed project supports those plans adopted by the City in the past 10 years; 2) Since the enforcement of Covid Protocols with regards to having a live audience for the Planning Commission meetings, the Library Lecture Hall has now been made available for use and during the public comments sections we will be referring now to the Library Lecture Hall in addition to the phone line; 3) Staff has been notified by the City Attorney's office that the State will be ending the Covid state of emergency. Therefore, starting with the March 1st meeting, the public will now be allowed to come into City Hall to the Council Chambers for participating in the Planning Commission meetings. We still recommend that the public look at the Agenda for all public participation options, in case of any changes or the state of emergency changes; and 4) As noted on the Agenda, we have planned for a brief Q & A session with representatives of the Inglewood Traffic Division and the Parking Division, first Mr. Peter Puglese, City Traffic Engineer and Mr. Bill Thompson, Traffic Operations Manager, as they will each give a brief overview of their rolls in the City.

Q&A SESSION W/ TRAFFIC & PARKING:

Commissioner Patrick asked -

- What is the time-frame for a vacated non-moving vehicle on the street before it is considered to be abandoned?
 - Mr. Thompson responded to Commissioner Patrick's question.

Commissioner Trejo asked -

- How does the City see Inglewood's traffic situation now, at this point and time, with both the Forum and So-Fi in full swing and the Intuit Dome soon to be open? Has there been some tweaking and/or adjustments for Traffic and Parking, say prior to all of these venues being active?
 - Mr. Puglese responded to Commissioner Trejo's question.
 - Mr. Thompson responded to Commissioner Trejo's question.

Commissioner Shaw-Williams wanted to say Thank You to both Mr. Puglese and Mr. Thompson for their department's speedy reactions to calls that she personally has made for several situations in her neighborhood, and the Traffic and Parking have been very professional and speedy in handling all situations.

Chairman Springs asked -

- Is there a designated drop-off and pick-up site for the Uber and Lyft drivers and if yes, where is it located?
 - Mr. Puglese responded to Chairman Springs' question.
- Is it the responsibility of the residents to contact the City to make them aware of people who are parking their vehicles in the community where it is by parking permit only? As you know they are just parking there to go to dinner or the game?
- Are there or will there be patrol officers in the communities to make sure people are adhering to the requirements for parking at that location?
- Will there be signs on the poles to make the people aware what the restrictions are for parking in those areas?
- Is there a way to enforce these restrictions?
 - Mr. Thompson responded to Chairman Springs' question.
- Concern's about what can be done for making 5th Avenue a safer thoroughfare, as it is the only street that drivers can go from Century Boulevard all the way to Manchester Boulevard and then further onto Florence Avenue. What options do the residents have on that street, and what can they do in order to make it a safer street, one of several suggestions are speed bumps and the residents have signed a petition for that action, where would they present those signatures?
 - Mr. Thompson responded to Chairman Springs' question.
 - Ms. Wilcox also responded to Chairman Springs' question.

(4) PUBLIC COMMENTS:

1. Zack Norman, Inglewood Business Owner.
 - Concerned about the allowance of vehicles to be able to Park under the newly constructed bridges along the La Cienega/Florence corridor. (Confirmed by AT&T Operator).

(5) MINUTES:

Chairman Springs called for Minutes approval for the January 11, 2023 Special Planning Commission meeting.

MOTION:

Commissioner Trejo made the motion to approve the January 11, 2023 Special Planning Commission Minutes and seconded by Commissioner Shaw-Williams.

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

(6) PUBLIC HEARINGS:

6A. SPECIAL PERMIT USE NO. 2022-008 (SP-2022-008) 937-959 WEST HYDE PARK BOULEVARD: A Special Use Permit request to allow an approximately 70,000 square-foot addition to an existing 157,000 square-foot 6-story self-storage facility on an approximately 74,000 square-foot, M-1 (Light Manufacturing) zoned property at 937-959 West Hyde Park Boulevard.

Mr. Arturo Salazar, Planner, made the staff presentation.

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

Commissioner Patrick will save her questions for the applicant.

Commissioner Rice will save his questions for the applicant.

Commissioner Trejo asked staff-

- How many existing storage units are there now? She stated that she has heard that they are proposing 620.
 - Mr. Salazar 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. Matthew McGlashan, representing the applicant, along with Rick Wallace, the architect. The applicants requested revisions to two of the conditions of approval related to paint color of the cargo doors and number of surveillance cameras.

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

Commissioner Patrick had a question to the applicant -

- Regarding, the Sprinkler System in the storage facility, will you add another sprinkler system in the additional area?
- Will the sprinklers be inside each additional units or will they just cover the floor area?
 - Mr. McGlashan responded to Commissioner Patrick's question.
 - Mr. Wallace responded to Commissioner Patrick's question.

Commissioner Rice asked the applicant -

- What purpose for requesting to paint the doors a different color for the new floors, is there a reason behind this and will it be all of the doors on the new floors or all the doors on all the floors?
 - Mr. McGlashan responded to Commissioner Rice's question.
 - Mr. Wallace responded to Commissioner Rice's question.
- Why are you requesting to reduce the number of surveillance cameras on the site and where would you reduce the cameras on the site?
 - Mr. McGlashan responded to Commissioner Rice's question.
 - Mr. Wallace responded to Commissioner Rice's question.
- For the safety of your potential clients, would you need Planning Staff to determine where to place the cameras or do you think you can place them in a way that it will create a safe environment for your female clients?
 - Mr. Wallace responded to Commissioner Rice's question.

Commissioner Trejo asked the applicant -

- Would your security system work in cases of a major emergency such as your cameras being able to catch a situation such as if one of your customers logs into the building utilizing their keycard to enter, and someone sneaks in the building behind the customer and they go upstairs with the customer and as she attempts to go into her unit, they are attacked and forced into their unit and something bad happens. Will your security cameras be stationed to see that and your security is notified to help that person in need?
- I believe that if you keep the 25 security cameras this can be a moot point and in this day and age, even though it is always a possibility, I am sure that we can agree the 25 security cameras can assist with that.
- My next question is how many existing storage units does your company have?
 - Mr. McGlashan responded to Commissioner Trejo's question.
- Are they at full capacity at this time? Two and a half years later, do you anticipate that there will be a request for additional storage units?
 - Mr. McGlashan responded to Commissioner Trejo's question.
- Are you saying that current Inglewood residents and possibly future Inglewood residents would be in need of more storage?
 - Mr. McGlashan responded to Commissioner Trejo's question.

Commissioner Shaw-Williams asked the applicant -

- With the additional 70,000 square foot addition, how many Handicapped storage units are required and how many do you have presently along with how many handicapped parking spaces on the site, and with the addition, how many more handicap storage units and parking spaces will you need?
 - Mr. Wallace responded to Commissioner Shaw-Williams' question.
 - Mr. McGlashan responded to Commissioner Shaw-Williams' question.
 - Ms. Wilcox responded to Commissioner Shaw-Williams' question.

Chairman Springs stated to the applicant -

Do you need a keycard or code to enter the storage facility?

- Mr. McGlashan responded to Chairman Springs' question.

- He stated he also feels that the request for the 25 cameras on the different floors are a necessity, as there are primary cameras on each floor facing the elevators, but the additional cameras will best be used to monitor each floor where the actual storage units are located, to ensure the safety of all of your storage customers.

Ms. Wilcox made a statement to Chairman Springs regarding the request that the applicant made for changing the colors of the roll-up doors is not a concern or issue to the Planning Division.

Chairman Springs stated that it was Commissioner Rice who spoke on that request from the applicant.

Mr. Jackson made a statement to the Planning Commission regarding the reason for the condition regarding the colors of the roll-up doors.

Commissioner Rice stated that he had an additional question for the applicant -

- During the hours of operation, will staff be at the site at all times. Just wanted to make sure that there is no computer operated robot roaming the storage floors, but that there is a staff of live people in an office area on the first floor - upon entering the building.
 - Mr. McGlashan responded to Commissioner Rice's question.

Chairman Springs opened the public hearing to the audience to speak either for or against this project.

FOR / AGAINST:

1. Yolanda Davidson, Inglewood Resident - Against
2. Zak Norman, Inglewood Resident - For
(Confirmed by the AT&T Operator)
3. Tom Barden, Inglewood Business Owner - Against
(Library Lecture Hall)

Chairman Springs closed the public hearing and asked if there were any further questions from the Planning Commission.

Commissioner Trejo made a statement to the Planning Commission -

- That there needs to be an added condition for the applicant to ensure that there will always be on-site personnel or manager during the hours of operation, when the public can access the building.

Chairman Springs also made a statement to the Planning Commission -

- First he has strong concerns regarding a question that Commissioner Trejo asked the applicant regarding where does the applicant see this particular project within the next year regarding being at full capacity, when at present the site is not at full.
- Second he feels that per the callers from the local residents with their concern about there not being enough parking at this present time and how due to the expansion by this particular applicant or any applicant, parking will be non-existent and feels that no one should monopolize the parking in any area.

Ms. Wilcox request clarification from Chairman Springs regarding the added condition regarding on-site personnel and what hours is the commission requiring from the applicant?

Chairman Springs stated that during the hours of operation or whenever the building is open to storage unit customers - whatever that time frame may be, even if its 24/7.

Commissioner Rice asked staff -

- The hours of operation
 - Mr. Salazar responded to Commissioner Rice's statement.

Chairman Springs closed the public hearing and called for a motion.

MOTION:

Commissioner Rice motioned to affirm categorical exemption EA-CE-2022-129 and adopt the attached resolution approving SP-2022-008 subject to the 13 conditions, plus the added conditions being appropriate with the exception of Condition #2 regarding the color of the roll-up doors and will leave the 25 Cameras Condition, along

with the condition with having on-site personnel during the hours of open operation at the site.

Resolution No. 1948

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT FOR MATT MCGLASHAN, TO ALLOW AN APPROXIMATELY 70,000 SQUARE-FOOT ADDITION TO AN EXISTING 157,000 SQUARE-FOOT 6-STORY SELF-STORAGE FACILITY ON AN APPROXIMATELY 74,000 SQUARE-FOOT, M-1 (LIGHT MANUFACTURING) ZONED PROPERTY AT 937-959 WEST HYDE PARK BOULEVARD.

Be approved.

The motion was not seconded, therefore the motion dies. The Commission did not make a subsequent motion.

Mr. Jackson asked for a clarification from the Chairman and Planning Commission, stating that the Motion dies due to a lack of a Second to the motion, is there a new motion to address this item?

Chairman Springs asked the Planning Commission for another motion regarding this item. There is none.

As this outcome is an effective denial, Ms. Wilcox explained the appeal process.

(7) NON-PUBLIC HEARINGS:

7A. DESIGN REVIEW NO. 2022-012 (DR-2022-012) 3209 IMPERIAL HIGHWAY. Design Review 2022-012 (DR-2022-012) to allow for a new, 5-story, 20-unit multi-family residential building, on C-2 (General Commercial)/MU-1A (Mixed-Use 1A Overlay) zoned property at 3209 Imperial Highway.

Ms. Marissa Fewell, Planner, made the staff presentation.

Chairman Springs asked the Planning Commission if there were any questions for staff, there were none from the Commissioners.

Chairman Springs asked staff -

- Are these rental units or are they condominiums?
 - Ms. Fewell responded to Chairman Springs' question.
- These units are considered affordable rentals
- Requested for second look at the video presentation

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

Mr. Sam Antell the Architect, representing the applicant.

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

Commissioner Rice asked the applicant -

- How many units and parking spaces on the site?
- How many Handicap parking spaces on site?
- How many Visitor parking spaces on site?
 - Mr. Antell responded to Commissioner Rice's questions.

Commissioner Trejo asked the applicant -

- With regards to the new TOD, there is no requirement for Visitor Parking, but regarding the Handicapped parking spot, is it 20 regular parking spots and an additional Handicap parking spot, equaling 21 parking spots or is it 19 parking spots and 1 Handicap parking spot totaling 20 parking spots altogether?
 - Mr. Antell responded to Commissioner Trejo's question.
- Likes the design of the building, but what stands out is that it dwarfs the surrounding buildings, wondering if the applicant has reached out to speak with those businesses near him?
 - Mr. Antell responded to Commissioner Trejo's question.
- Confirming that your property will be a 5-story building, correct?
 - Mr. Antell responded to Commissioner Trejo's question.

Commissioner Shaw Williams stated that she fully admires the design of the project and has no questions.

Chairman Springs asked the applicant -

- With regards to the building that was mentioned earlier, how high or how many stories is that particular building?
 - Mr. Antell responded to Chairman Springs' question.
- Asked staff did they verify the height of the applicants building against any other buildings in the area that might be as high or taller?
 - Staff responded to Chairman Springs' question.
- Asked for clarification if these units will be rental units?
 - Mr. Antell responded to Chairman Springs' question.

Chairman Springs stated to the Commission -

- He feels that it is looking more and more like the City is leaning towards more rental properties for the Community of Inglewood, such as the new properties at the corners of La Brea and Florence in the Downtown area, and it appears to be taking away from Home Ownership which turn into legacies for families to leave their loved ones, but it also takes away from the City's Tax Base, due to families now paying only rent, because of the lack of Home Ownership.

Assistant Attorney Pan made a statement to Chairman Springs.

Mr. Jackson also made a comment and statement in response to Chairman Springs' statement.

Ms. Wilcox also made a statement to Chairman Springs and the Commission.

Chairman Springs closed the non-public hearing and called for a motion.

MOTION:

Commissioner Shaw-Williams motioned to affirm categorical exemption EA-CE-2022-122 and adopt the attached resolution approving DR-2022-012 subject to the 11 conditions, and/or add conditions as deemed appropriate, and was seconded by Commissioner Trejo, Resolution No. 1949

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY PAYKAN CORPORATION, FOR DESIGN REVIEW 2022-012 (DR-2022-012) TO APPROVE THE DESIGN PROPOSAL FOR A NEW 5-STORY, 20-UNIT MULTI-FAMILY RESIDENTIAL BUILDING AND ASSOCIATED PARKING ON AN APPROXIMATELY 8,000 SQUARE-FOOT MU-1A (MIXED-USE 1A OVERLAY) ZONED PROPERTY LOCATED AT 3209 WEST IMPERIAL HIGHWAY.

Be approved.

Chairman Springs had a question to staff -

- Regarding Commissioner Trejo's question to the applicant about them reaching out to the neighbors about what will be happening about the new five-story building and that the applicant did not reach out and is that a problem or a factor for this applicant or the City?
 - Mr. Jackson responded to Chairman Springs' question.
 - Commissioner Trejo also gave a response to Chairman Springs' question.

The motion was carried by the following roll call vote:

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

Ms. Wilcox explained the appeals process.

7B. DESIGN REVIEW NO. 2022-013 (DR-2022-013) 214 SOUTH LOCUST STREET. Design Review 2022-013 (DR-2022-013) to allow exterior alterations to construct a 536 square-foot second-story roof deck and shade canopy structure on an existing 2,550 square foot commercial building on a 5,168 square-foot H-C (Historic Core) zoned property at 214 South Locust Street.

Mr. Angel Leon-Martell, Assistant Planner, made the staff presentation.

Chairman Springs asked the Planning Commission if there were any questions for staff. There were none, so he asked the applicant to speak to the Planning Commission about his project.

Mr. Gino Sesto, Applicant spoke about his project

Commissioner Patrick asked the applicant -

- How many staff members are on site and how many days of the week are they there?
 - Mr. Sesto responded to Commissioner Patrick's questions.

Commissioner Rice asked the applicant -

- What type of business is being conducted at the site?
 - Mr. Sesto responded to Commissioner Rice's question.

Commissioner Trejo made a statement to the applicant -

- In looking at the design layout for the project it looks great, and she really likes the design.

Commissioner Shaw-Williams also made a statement to the applicant-

- Also likes the look of the new design.

Chairman Springs also made a statement to the applicant -

- He also likes the new design plan.

Chairman Springs closed the non-public hearing and called for a motion.

MOTION:

Commissioner Trejo motioned to affirm categorical exemption EA-CE-2022-143 and adopt the attached resolution approving DR-2022-013 subject to the 9 conditions, and/or add conditions as deemed appropriate, and was seconded by Commissioner Patrick, Resolution No. 1950

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY GINO SESTO FOR DESIGN REVIEW NO. 2022-013 (DR-2022-013) TO ALLOW EXTERIOR ALTERATIONS TO CONSTRUCT A 536 SQUARE-FOOT SECOND-STORY ROOF DECK AND SHADE CANOPY STRUCTURE ON AN EXISTING 2,550 SQUARE-FOOT COMMERCIAL BUILDING, ON AN HC (HISTORIC CORE) ZONED PROPERTY

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 appeals process.

7C. DESIGN REVIEW NO. 2022-015 (DR-2022-015) 913 PRAIRIE AVENUE.

Design Review 2022-015 (DR-2022-015) to allow an approximately 400 square-foot on-site mural on the north side and two approximately 61 square-foot graphics on the east side of an existing multiple tenant one-story commercial building on an approximately 34,854 square-foot C-2 (General Commercial) zoned property at 913 Prairie Avenue.

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

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

Commissioner Patrick made a statement to staff -

- Attempted to go to the site to see the project and what the project might be, but for two weeks straight, the cars were lined up for two blocks deep, she physically could not access the site, at all.

Commissioner Rice asked staff -

- Why are we meeting about this item if the applicant has already done what they wanted to do?
 - Ms. Rivera responded to Commissioner Rice's question.

Commissioner Trejo asked staff -

- How did the applicant come to realize that they needed a permit in order to paint a mural at that location?
 - Ms. Rivera responded to Commissioner Trejo's question.

Chairman Springs asked staff -

- About the two murals / wall art that is presently located on the east wall of the building.
 - Ms. Rivera responded to Chairman Springs' question.

Chairman Springs asked the applicant to speak to the Planning Commission about his project.

Ms. Bianca Colingo, representative for the applicant, came forward to speak to the Planning Commission.

Commissioner Patrick asked the applicant -

- About the customers taking pictures of the mural wall that is on the North-side of the building, and the rendering of Snoop-Dog and the Inglewood City of Champions logo on the East-side.
 - Ms. Colingo responded to Commissioner Patrick's question.

Commissioner Rice made a statement -

- He really likes mural and what is going on at the project site.

Commissioner Trejo asked the applicant several questions -

- She likes the mural, feels it is very unique and likes what all is included on the mural, but one question, is it depicting a new Professional Baseball Team that will be coming soon to Inglewood (possibly sponsored by Snoop Dog)?
 - Ms. Colingo responded to Commissioner Trejo's question.
- Liked all that is being highlighted and wanted to tell the applicant thanks.

Commissioner Shaw-Williams made a statement to the applicant -

- Just wanted to say that she also likes the mural and what it depicts in the painting, so thank you.
- Also, very secure in believing that Mr. Jackson and Ms. Wilcox will very likely make sure that there will be a private tour especially for the Planning Commissioners and staff in the near future.
 - Ms. Colingo responded to Commissioner Shaw-Williams' statement.
 - Mr. Jackson also responded to Commissioner Shaw-Williams' statement.

Chairman Springs made a statement to the applicant -

- He too, liked and enjoyed what he saw in the mural and will be looking forward to the upcoming tour that will be facilitated through the Planning Division.
- He asked the applicant what memorabilia is sold at the site?
 - Ms. Colingo responded to Chairman Springs' questions.
 - Mr. Jackson responded to Chairman Springs' questions.

Chairman Springs closed the non-public hearing and called for a motion.

MOTION:

Commissioner Trejo motioned to affirm categorical exemption EA-CE-2022-150 and adopt the attached resolution approving DR-2022-015 subject to the 11 conditions, and/or add conditions as deemed appropriate, and was seconded by Commissioner Shaw-Williams, Resolution No. 1951

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICANTIOIN BY JEFF URBINA, FOR DESIGN REVIEW (DR-2022-015) TO ALLOW AN APPROXIMATELY 400 SQUARE-FOOT ON-SITE MURAL ON THE NORTH SIDE AND TWO APPROXIMATELY 61 SQUARE-FOOT GRAPHICS ON THE EAST-SIDE OF AN EXISTING MULTIPLE TENANT ONE-STORY COMMERCIAL BUILDING ON AN APPROXIMATELY 35,000 SQUARE-FOOT C-2 (GENERAL COMMERCIAL/MEDICAL ENTERPRISE) OVERLAY ZONED PROPERTY LOCATED AT 913 SOUTH PRAIRIE AVENUE.

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 appeals process.

(8) PUBLIC COMMENTS:

None, (Confirmed by the AT&T Operator), No Comments from the Library Lecture Hall, (Confirmed by Staff).

(9) COMMISSION INITIATIVES:

Commissioner Patrick -

- Just wanted to remind everyone that this Valentines Month, and everyone don't wait until the last minute to get those valentines out and be safe.

Commissioner Shaw-Williams -

- Reminding everyone that February is also Black History Month, and the King Day Celebration will be on the 18th here in Inglewood and hopes that all will come out and help in the festivities.

Chairman Springs -

- Concurring with his colleague Commissioner Shaw-Williams in the fact that she mentioned that he was going to speak on, but his point is that Black History is not only for Black Americans History, but it is actually America's History, due to all of the things that have been contributed by Black Americans for this Country for All Americans throughout its History, and so it should be celebrated by all who come and live in this great Country.
- With regards to Valentines' Day, well my fellow brethren, if you forget, it's on you!

Inglewood Planning Commission Meeting Minutes
February 1, 2023

(10) ADJOURNMENT:

Chairman Springs called the Meeting adjourned at 9:09 p.m.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 1st Day
of March 2023.

Chairman Larry Springs
City Planning Commission