

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 2, 2022

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, February 2, 2022, in the City 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 7:06 p.m.

(2) ROLL CALL:

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

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

(3) STAFF COMMUNICATIONS:

Ms. Wilcox, Planning Manager announced the division received one item for Item 6A in support and copies have been distributed to each of the Planning Commissioners and has been posted on-line.

(4) PUBLIC COMMENTS:

None (Confirmed by AT&T Operator).

(5) MINUTES APPROVAL:

1) August 4, 2021 - Motion to Approve by Commissioner Patrick and second by Commissioner Rice.

The motion passed with the following roll call vote:

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

Abstained: Commissioner Trejo

2) August 24, 2021 - Motion to Approve by Shaw-Williams and second by Commissioner Trejo

The motion passed with the following roll call vote:

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

3) September 1, 2021 - Motion to Approve by Commissioner Trejo and second by Commissioner Shaw-Williams.

The motion passed with the following roll call vote:

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

4) November 3, 2021 - Motion to Approve by Commissioner Patrick and second by Commissioner Rice.

The motion passed with the following roll call vote:

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

(6) PUBLIC HEARINGS:

6A: SPECIAL USE PERMIT NO. 2021-013 (SP-2021-013) 3700 W. 102ND STREET.

A public hearing to consider an application by Brian Kearney, representing JSF Management, LLC, for Special Use Permit No. 2021-013 (SP-2021-013) to allow: 1) construction of a new self-storage facility; and 2) a reduced parking requirement through alternative modes of transportation on an approximately 24,600 square-foot, M-1L (Limited Manufacturing) zoned property in the Inglewood International Business Park Specific Plan at 3700 West 102nd Street.

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

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

Commissioner Patrick asked staff for clarification on the location of the Storage building.

- Ms. Fewell responded to Commissioner Patrick's question.

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

Ms. Dana Sayles representing the JSF Development, along with Mr. Brian Kearney spoke to the Planning Commission via telephone regarding the project to answer questions from the Planning Commission.

Chairman Springs opened the floor for the Planning Commission to address the applicant.

Commissioner Patrick asked the applicant questions regarding - multiple locations of the storage facilities in the Los Angeles area, over saturation of storage facilities here in Inglewood alone.

- Ms. Sayles responded to Commissioner Patrick's questions.
- Ms. Wilcox also provided information related to Commissioner Patrick's question.

Commissioner Rice asked the applicant questions regarding - if they had received any opposition to this project, impressed with how they reached out to the community and how many of the community have signed in support.

- Ms. Sayles responded to Commissioner Rice's questions.

Commissioner Trejo asked the applicant to explain what alternate modes of transportation; how will 10 parking spaces be enough and what are the benefits with less site parking?

- Ms. Sayles responded to Commissioner Trejo's questions.

Commissioner Shaw-Williams asked several questions of the applicant regarding why place the Storage facility in a residential area here in Inglewood and how many facilities does the applicant have?

- Ms. Sayles responded to Commissioner Shaw-Williams' questions.

Chairman Springs asked several questions to staff and the Assistant City Attorney regarding if the Planning Commissioners were to allow the tenants in the area signature of approval as opposed to the owners of properties in the area signatures, as it appears that only renters signed their support for this project, along with if the Planning Commissioners were to also accept the fact that the majority of the signatures on these support lists appear to be the same signature; also Chairman asked his colleagues their feelings regarding the list of signatures, who may have signed or had their names added by another individual and the fact that there appears to be no property owner signatures, just tenants.

- Assistant City Attorney Pan responded to Chairman Springs' questions, and Commissioners Patrick, Rice, Trejo and Shaw-Williams responded to Chairman Springs' question.

Chairman Springs then asked the applicant what procedure was conducted with regards to obtaining signatures from the residents.

Chairman Springs opened the phone lines to anyone wishing to speak either for or against this project.

FOR / AGAINST:

Ms. Casandra Lozano, family member of one of the property owners in the neighborhood, who is for this project.

Chairman Springs closed the public hearing and asked for any final comments from the commissioners, hearing none, called for a motion.

MOTION:

Commissioner Rice made the motion to affirm the categorical exemption EA-CE-2021-137 and adopt the attached resolution approving SP-2021-013, subject to 12 conditions, and was seconded by Commissioner Trejo, that Resolution No. 1918

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A CERTAIN SPECIAL USE PERMIT FOR
BRIAN KEARNEY, REPRESENTING JSF MANAGEMENT,
LLC, TO ALLOW 1) CONSTRUCTION OF A NEW SELF-
STORAGE FACILITY; AND 2) A REDUCED PARKING
REQUIREMENT THROUGH ALTERNATIVE MODES OF
TRANSPORTATION ON AN APPROXIMATELY 24,600 SQ.-
FT., M-1L (LIMITED MANUFACTURING) ZONED
PROPERTY AT 3700 WEST 102ND STREET**

Be approved

The motion was carried by the following roll call vote:

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

Ms. Mindy Wilcox explained the appeal process.

6B: SPECIAL USE PERMIT NO. 2021-014 (SP-2021-014), 1437 CENTINELA AVENUE.

A public hearing to consider an application by Rob Searcy, representing Fulsang Architecture for Verizon Wireless, for Special Use Permit No. 2021-014 (SP-2021-014) to allow the location of a new mono-eucalyptus tree wireless telecommunications facility on an approximately 42,032 square-foot, C-2 (General Commercial) zoned property at 1437 Centinela Avenue.

Commissioner Rice recused himself from Item 6B.

Ms. Christine Rivera, Assistant Planner, made the staff presentation and made note of the revised design that the applicant has submitted for the Commission's review which is a more natural tree shape.

Chairman Springs asked the Planning Commission if there were any questions for staff, there were none and he asked the applicant to come forward to address the Planning Commission and speak about their project.

Ms. Daisy Uy-Kimpang, Mr. Erik Fulsang - Architecture and Dave Gonzalez of Verizon Wireless came forward and spoke to the Planning Commission regarding his project on Plymouth Street.

Commissioner Patrick asked the applicant several questions, to explain how will they handle traffic in the area while installing the apparatus and keeping the traffic flowing, location of ancillary equipment at the site and how tall and why?

- Mr. Fulsang responded to Commissioner Patrick's question.

Commissioner Trejo asked the applicant what will be the benefits of 5G and with this antenna and who will benefit?

- Ms. Daisy Uy-Kimpang, and Mr. Erik Fulsang responded to the questions from Commissioner Trejo's question.

Commissioner Shaw-Williams asked the applicant regarding the maintenance of these types of mono-eucalyptus trees, fading, prong durability and replacements.

- Mr. Fulsang responded to Commissioner Shaw-Williams questions.

Chairman Springs asked the applicant several questions regarding ownership of the equipment that they are installing, what is the true reason for installing at that location, does it have to do with Verizon customers having poor service. Next, are there other mono-eucalyptus trees throughout Inglewood, and with the removal of material from the other location, will that leave the old area in a disheveled state?

- Mr. Fulsang and Ms. Uy-Kimpang responded to Commissioner Shaw-Williams questions.

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

FOR / AGAINST:

None (Confirmed by the AT&T Operator).

Chairman Springs closed the public hearing and asked for any final questions or comments from the commissioners, seeing and hearing none, Chairman Springs called for a motion.

MOTION:

Commissioner Shaw-Williams made the motion to affirm categorical exemption EA-CE-2021-145 and adopt the attached resolution approving SP-2021-014 subject to the 20 conditions, and it was seconded by Commissioner Trejo, Resolution 1919

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A SPECIAL USE PERMIT TO ROB SEARCY,
REPRESENTING FULSANG ARCHITECTURE FOR VERIZON
WIRELESS, TO ALLOW THE LOCATION OF A NEW MONO-**

**EUCALYPTUS TREE WIRELESS TELECOMMUNICATIONS
FACILITY ON AN APPROXIMATELY 42,000 SQ.-FT.,
C-2 (GENERAL COMMERCIAL) ZONED PROPERTY
LOCATED AT 1437 CENTINELA AVENUE.**

Be Approved.

The motion passed by the following roll call vote:

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

Ms. Wilcox explained the appeal process.

(7) NON-PUBLIC HEARING:

7A: DESIGN REVIEW 2021-005 (DR-2021-005).

A non-public hearing to consider an application by Brian Kearney, representing JSF Management, LLC, for Design Review No. 2021-008 (DR-2021-008) to allow a six story self-storage facility on an approximately 24,600 square-foot, M-1L (Limited Manufacturing) zoned property in the Inglewood International Business Park Specific Plan at 3700 West 102nd Street.

Ms. Marissa Fewell, Planner made the staff presentation.

Chairman Springs asked the Planning Commission if there were any questions for staff, seeing none he called for the motion.

MOTION:

Commissioner Trejo made the motion to affirm categorical exemption EA-CE-2022-003, and adopt the attached resolution approving DR-2022-001, subject to the 8 conditions and was seconded by Commissioner Rice, that Resolution No. 1904

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN
APPLICATION BY BRIAN KEARNEY, REPRESENTING JSF
MANAGEMENT FOR DESIGN REVIEW (DR-2021-008) TO
APPROVE THE CONSTRUCTION OF A SIX-STORY SELF-
STORAGE FACILITY ON AN APPROXIMATELY 24,600
SQ.-FT., M-1L (LIMITED MANUFACTURING) ZONED
PROPERTY LOCATED AT 3700 WEST 102ND STREET.**

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.

(8) PUBLIC COMMENTS:

None, (Confirmed by AT&T Operator).

Chairman Springs closed the hearings to the public and asked for the Planning Commission Initiatives.

(9) COMMISSION INITIATIVES:

Commissioner Patrick -

- Wanted to encourage all to enjoy these next upcoming weeks here in Inglewood, and Super Bowl at the So-Fi Stadium, and stay safe.

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Commissioner Rice -

- Wanted to announce that the City will be having a small street festival on February 10th, 11th, and 12th, with the Taste of Inglewood, and if you stay later in the afternoon, we'll have a small game of football, called the Super Bowl.

Commissioner Trejo -

- Wanted to say thank you to the Planning staff and to her Planning Commission colleagues for putting in the time to bring this City back to its luster as the City of Champions. It's great to be able to say that I live in Inglewood, as there was a time when it wasn't.

Commissioner Shaw-Williams -

- Thank you to the Planning Staff for the wonderful Birthday Card as it was very precious and I thoroughly enjoyed it, also wanted to say congratulations to a fellow Morningside High School alumni, Ms. Paula White for being the artist who created the art for the upcoming Street Festival and the Posters that are seen all over the City of Inglewood and Go Rams.

Chairman Springs -

- Wanted to say thank you to the Planning staff especially for sending him his Birthday Card, he is truly thankful also thankful to his Planning Commission Colleagues for all of the hard work and the many hours that were put in to make the City of Inglewood definitely the City of Champions once again, and after being a long time resident of Inglewood, I arrived here after being discharged from the service, and have been a proud resident ever since.
- Excited about the upcoming Super Bowl Event - Go Rams, and the Taste of Inglewood and we're looking forward to the future of this Great City of Inglewood.

(10) ADJOURNMENT:

Chairman Springs wished everyone a good evening and adjourned tonight's meeting at 8:28pm.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 2nd Day
of March 2022.

Chairman Larry Springs
City Planning Commission