

**MINUTES**  
**INGLEWOOD PLANNING COMMISSION MEETING**  
**WEDNESDAY, MARCH 1, 2023**

**(1) PLEDGE OF ALLEGIANCE:**

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, March 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 7:00 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  
Bernard McCrumby, Senior Planner  
Marissa Fewell, Planner  
Angel Leon-Martell, Assistant Planner  
Christine Rivera, Assistant Planner  
Sean May, Planning Technician  
Evangeline Lane, Secretary  
Boytrese Osias, CIP Manager, Public Works Dept. on behalf of Parks, Recreation and Community Services

**(3) STAFF COMMUNICATIONS:**

Ms. Wilcox, Planning Manager stated 1) Item 6A's materials have been revised ,posted on the City's website, passed out to each Planning Commissioner and a copy has been placed for the public. The case planner will explain the changes in those materials during their presentation; 2) The Planning Commission is invited to attend this year's Annual National American Planning Association Conference in Philadelphia, next month - April 2023, and all information will be given shortly.

**(4) PUBLIC COMMENTS:**

None.

**(5) MINUTES:**

Chairman Springs called for Minutes approval for the January 23, 2023 Special Planning Commission meeting and February 1, 2023, Planning Commission Meeting.

**MOTION:**

Commissioner Trejo made the motion to approve the January 23, 2023 Special Planning Commission Minutes and seconded by Commissioner Patrick.

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

Commissioner Shaw Williams made the motion to approve the February 1, 2023 Planning Commission Minutes and seconded by Commissioner Trejo.

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

**(6) PUBLIC HEARINGS:**

**6A. SPECIAL PERMIT USE NO. 2022-010 (SP-2022-010) 3111 WEST CENTURY BOULEVARD:**

A public hearing to consider an application by Carina Perez for Special Use Permit No. 2022-010 (SP-2022-010) to allow the location of a 75-foot high, wireless telecommunications facility (mono-palm) on a C-2 (General Commercial) zoned property at 3111 West Century Boulevard.

Mr. Angel Leon-Martell, Assistant Planner, made the staff presentation and described the revised materials which include additional proposed antennas.

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

Commissioner Rice asked staff-

- Why was the applicant increasing the operational capacity to an increase of 3X's the initial request?
  - Mr. Leon-Martell replied to Commissioner Rice's question.

Commissioner Trejo asked staff-

- Per the plans, the one monopalm, was supposed to have 3 antennas on that one palm, will this same monopalm now have 9 antennas on the one palm instead?
  - Mr. Leon-Martell replied to Commissioner Trejo's question.
  - Ms. Wilcox also replied to Commissioner Trejo's question.
- The conditions that are being imposed include the number of palm fronds as 60+, and that was for three, are the palm fronds going to increase in order to cover all of the nine antennas?
  - Mr. Leon-Martell replied to Commissioner Trejo's question.
- If this is going to be approved in Site Plan Review, we want to insure that there are enough palm fronds to cover all of the antennas, also with security cameras, as we understand almost all of these antennas have security cameras.
- Next question is about parking, so with the increase of the panels and increase of ground equipment, will that take away any of the parking?
  - Mr. Leon-Martell replied to Commissioner Trejo's question.
- How will the increase of the new palm fronds that we are learning about tonight, take away from the parking at the site?
  - Mr. Leon-Martell replied to Commissioner Trejo's question.
  - Ms. Wilcox also replied to Commissioner Trejo's question.

Commissioner Rice asked staff-

- There is another Monopalm just west of this new project, and the camouflage regarding that particular monopalm is lacking of quality, what is the maintenance schedule required for this particular project?
  - Ms. Wilcox replied to Commissioner Rice's question.

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

Mr. Alex Tsaturov, of Morrison Hershfield representing the applicant addressed the Planning Commission.

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

Commissioner Rice asked the applicant -

- What is the saturation of the proposed monopalm and how many monopalms are you looking to bring into Inglewood and why?  
- Mr. Tsaturov responded to Commissioner Rice's question.
- This is for telephone coverage - correct? Also, wondering how many times you would be coming before the Planning Commission?  
- Mr. Tsaturov responded to Commissioner Rice's question.
- Where other than the local freeway are you looking to place your Monopalms and are there other sites and where?  
- Mr. Tsaturov responded to Commissioner Rice's question.

Commissioner Trejo asked the applicant -

- Do your Monopalms provide coverage for other cities outside of Inglewood or for Inglewood only, and if yes who?  
- Mr. Tsaturov responded to Commissioner Trejo's question.
- If this is approved, how long will it be before service is up and running?  
- Mr. Tsaturov responded to Commissioner Trejo's question.
- So you are saying this is an FCC Mandate?  
- Mr. Tsaturov responded to Commissioner Trejo's question.

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

**FOR / AGAINST:**

None.

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

Commissioner Rice asked a question to the applicant -

- How close are they to their goal of saturation in Inglewood?  
- Mr. Tsaturov responded to Commissioner Rice's question.

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

**MOTION:**

Commissioner Trejo motioned to affirm categorical exemption EA-CE-2022-139 and adopt the attached resolution approving SP-2022-010 subject to the 24 conditions, and was seconded by Commissioner Shaw-Williams, that Resolution No. 1952

**A RESOLUTION OF THE CITY PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
APPROVING A SPECIAL USE PERMIT TO CARINA  
PEREZ, REPRESENTING FULSANG FOR DISH WIRELESS,  
TO ALLOW THE LOCATION OF A 75-FOOT HIGH,  
WIRELESS TELECOMMUNICATION FACILITY (MONO-  
PALM) ON A SITE DEVELOPED WITH AN EXISTING  
SHOPPING CENTER ON A 30,940 SQUARE-FOOT C-2  
(GENERAL COMMERCIAL) ZONED PROPERTY LOCATED AT  
3111 WEST CENTURY BOULEVARD.**

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) NON-PUBLIC HEARINGS:**

**7A. PLANNING COMMISSION REVIEW NO. 2023-002 (PCR-2023-002) NORTH PARK, 625 EAST HARGRAVE.** A non-public hearing to consider Planning Commission Review 2023-002 (PCR 2023-002) to allow the installation of a new playground canopy in North Park on an approximately 2.3-acre site.

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

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

Mr. Boytrese Osias, Capital Improvement Plan (CIP) Manager from the Public Works Department, and also on behalf of Sabrina Barnes, Director of Parks, Recreation and Community Services Department.

Commissioner Patrick asked the applicant -

- Is this is the first canopy in the City of Inglewood's parks?
  - Mr. Osias responded to Commissioner Patricks' question.
- What was the cost and why has there been a delay in placing them in other parks in the City?
  - Mr. Osias responded to Commissioner Patricks' question.

Commissioner Rice asked the applicant -

- Are there any upcoming decisions or even in the near future, decisions to have these types of canopies in the Edward Vincent Park in the amphitheater area?
  - Mr. Osias responded to Commissioner Rice's question.

Commissioner Trejo asked the applicant -

- What is the life span for this type of Canopy?
  - Mr. Osias responded to Commissioner Trejo's question.

Chairman Springs asked the applicant for clarification -

- Wanting to ensure he heard the true amount of the cost of the canopy, and just wondered why that particular material instead of a stronger material like steel or glass?
  - Mr. Osias responded to Chairman Springs' question.
  - Mr. Jackson responded to Chairman Springs' question.

Commissioner Rice asked the applicant -

- Concerned about the actual coverage area of the Canopy, how does that cover the area fully and how can the City purchase a good quality canopy brand?
  - Mr. Osias responded to Chairman Springs' question.

Chairman Springs closed the non-public hearing and asked if there were any further questions from the Planning Commission, seeing none, he called for a motion.

**MOTION:**

Commissioner Shaw-Williams motioned to affirm categorical exemption EA-CE-2023-004 and adopt the attached resolution approving PCR-2023-002 subject to the 5 conditions, and was seconded by Commissioner Patrick, that Resolution No. 1953

**A RESOLUTION OF THE CITY PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
APPROVING A REQUEST TO INSTALL ONE (1) NEW  
PLAYGROUND CANOPY AT NORTH PARK ON AN  
APPROXIMATELY 2.3-ACRE SITE AT 625 EAST  
HARGRAVE 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 appeals process.

**7B. OVERVIEW REPORT ON FAST FOOD REGULATIONS.**

Mr. Bernard McCrumby, Senior 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 -

- I'd like to compliment Staff on the thorough and efficient Fast Food Code Amendment overview report. Time will not allow me to go into the zoning of fast food restaurants, the numbers of them here in Inglewood, the health of our residents, recently passed legislation designed to protect fast food workers, etc., etc. I am sure with some of my recent comments some may think that I am "anti-fast food" - I am not. I am against the over-proliferation here in Inglewood, generally and District One, specifically. I would like to suggest that with the completion of Phase-I of retail stores and restaurants as part of So-Fi, additional family-style, and dine-in restaurants will be developed here in the City of Inglewood. From a visual (no I will not give stats or details), fast food places are profitable and it is impossible to limit the number of people patronizing these restaurants, but I would like to suggest a "moratorium" on the approval of fast-food places until the completion of So-Fi Phase-I and the approval of a new code amendment.

Commissioner Rice made a statement to staff -

- Believes that another category should be added with regards to a more modern functioning kiosk and that would be an I.T./automation-type waiting staff system.

Commissioner Trejo asked questions and made a statement to staff-

- In looking at becoming consistent with all future applicants and if the City is serious in making these requirements, this action would be utilized in going forward, correct?
  - Mr. McCrumby responded to Commissioner Trejo's question.
- Say a Taco Bell were to come into the City, they would have to apply for a Special Use Permit, correct?
  - Mr. McCrumby responded to Commissioner Trejo's question.
- Only in the sense if there can be a separation clause installed as well, and will not affect the already established existing businesses, but for all new potential Fast Food considerations, correct?
  - Mr. McCrumby responded to Commissioner Trejo's question.
- As we can see that the drive-thru fast food restaurants are truly very profitable here in Inglewood every day, just look at

Starbucks, but I don't want to be labeled as a City that only wants "hoity-toity" upscale style restaurants, to discourage low-end / small business Fast Food Restaurants, especially the mom & pop shops from attempting to open here, but that we are encouraging new businesses, regardless of what type of business you are attempting to open here, especially fast food.

- Mr. McCrumby responded to Commissioner Trejo's statement.
- Mr. Jackson also responded to Commissioner Trejo's statement.

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

- Thank you Mr. Jackson for that explanation. I don't know of any fast food restaurants that are within 500 feet of any schools in District four, I wanted to make a comment on a Clipper game I attended last night, and how proud I was that during half-time they recognized the owners of our local Inglewood Restaurants, Dulan's, Sweet Red Peach, and Simply Wholesome, and how they were very well received from the attending audience/fans.
- Mr. McCrumby responded to Commissioner Shaw-Williams comment.

Commissioner Rice made an additional statement to staff -

- He noted that food delivery operations became successful in the Downtown Inglewood area, where mom and pop, small fast-food businesses have parking restricted for 15-20 minutes, and it helps them to stay afloat during the lack of attendance of sit-down customers.

Mr. Jackson also responded to Commissioner Trejo and Commissioner Patrick's comment.

Commissioner Patrick made an additional statement -

- She stated that she understands Commissioner Trejo's statement on not wanting Inglewood to become considered a non-fast food restaurant City, but doesn't feel there is anything wrong with being a little "hoity-toity", and having more sit-down family restaurants with white linen table cloths. It seems that this city can and should come up with a standard that will not alienate small mom and pop establishments. There is absolutely no reason why In & Out drive-thru restaurant that opens at 11:00am every morning and to over twelve cars lined up immediately waiting to be serviced. This city needs additional sit-down restaurants to help with alleviating this congestion.

Chairman Springs stated to staff -

- Stated that possibly there could be a way that if one business moves away from a building, possibly there can be a way to stop it from turning into a fast food restaurant, but maybe there needs to be some changes with regards to where they may be located. In Los Angeles, on La Cienega, back in the day, it was known as Restaurant Row, where you could go for any type of food and sit-down to eat and engage in conversation with whomever you are with. A City could be labeled as a fast-food city and I don't see anything wrong with that, especially with the So-Fi stadium and the new Clippers Arena that have and are being built, I don't feel that there is anything particularly wrong with fast food, as it is great fit for those establishments. I feel that it is a fine line that we as a City can make work for everyone in the community.

Mr. McCrumby asked the Planning Commission for feedback on proposed Fast Food Regulations?

Commissioner Trejo made a statement to staff -

- Yes it is a fine line that will have to be considered, but in the past, when Hollywood Park first set out with regards to their new project, they were going to have sit-down, white table cloths, food-court type of option, similar to the San Francisco Ferry Building and I feel that would be considered a plus for the City and I would not want to alienate anything like that, where you would go to a counter, order your meal and retrieve it when it is ready for pick-up, because it is also considered fast food, right?!

Mr. McCrumby responded to both Chairman Springs and Commissioner Trejo's statements.

Mr. McCrumby also asked the Planning Commission if they would like to have come before them prior to the opening of drive-thrus to consider conditions related to cueing, outdoor speakers, and distance between fast-food restaurants. He also stated that not all fast food is unhealthy, for example Tender Greens, and other Health-based restaurants that we have been attempting to attract here in Inglewood.

Chairman Springs also commented that -

- One of our major concerns is the number of franchises in the City, there is McDonalds, Jack-in-the-Box, and Starbucks, just to name a few, and possibly we may need to put a limit on the number of locations here in the City.

Commissioner Patrick made a comment to staff -

- Stated that it's true, some of the franchises are attempting to sell salads and as you might notice, those sales are not very popular. Also with regards to some of the drive-thru locations, especially at the location on 8th Avenue and Crenshaw Blvd., where the drive-thru alone is so small that many of the vehicles today can't fit through the narrow space provided and some of the trucks have even had to back-out of the drive-thru. This has caused several vehicles/trucks to back onto the major thoroughfare.

Commissioner Rice made a comment to staff -

- Stated that with regards to the drive-thru by-right that the franchises are taking full advantage of, maybe that needs to be looked at in the code and changed.
- Also, the drive-thru problems might have to do with the curb-cuts which might need to be enlarged.
  - Mr. Jackson responded to Commissioner Patrick's and Commissioner Rice's comments.

Commissioner Rice also stated to staff -

- Possibly the City could work on acquiring culturally-based different types of mom and pop styled restaurants (where the community would not have to go outside of the area to obtain such delicacies of other regions and nationalities), these smaller shops can be within the 300 to 400 square-foot radius, they can thrive and prosper and the community would benefit from this as well, this is something we should look into and consider.

Commissioner Trejo also had a statement for staff -

- Stated she noticed that several of the fast-food franchises/establishments are good for the local residents in looking for great employment opportunities as an excellent starting point for youth, single parents, and seniors and in not wanting to discourage this opportunity for the community.
- I personally have a choice where I want to go, whether it is in our city or in Manhattan Beach.

Mr. Jackson gave a closing statement in commending the Planning Commissioners, especially Commissioner Trejo who mentioned how these fast-food establishments provide additional employment opportunities within the community. Also commending the planning staff on doing an exceptional job at giving the Planning Commission full information and an excellent presentation on this Fast Food Overview.

Chairman Springs closed the non-public hearing.

**(8) PUBLIC COMMENTS:**

None.

**(9) COMMISSION INITIATIVES:**

Commissioner Patrick -

- Wanted to say thank you for this evenings meeting and especially of course regarding Item 7B, and to say thank you to staff.
- Wanted to talk about CicLAvia – Mid City meets Pico Union presented by Metro, as a former member herself, rode in Cerritos last week and the fact that with everything that is happening here in Inglewood, why not join-in with this group which travels all over, as it is a fun event for children and adults alike who ride bikes, roller skates, skate-boarding,, etc.

Commissioner Rice -

- Hollywood Park will be hosting and celebrating a Hip-Hop event here in Inglewood at So-Fi on March 3rd, 4th, and 5<sup>th</sup>. The streets will be crowded with thousands of people and full of a lot of traffic. Everyone will need to plan their movement around the City very carefully in order to avoid the crowds.

Commissioner Trejo -

- Wanted to also say that she agrees with Commissioner Patrick and staff that this was a very good Planning Commission meeting. The overview and presentations were great and the back and forth discussion regarding the events and things that are happening here to the City and how all of the Commission's staff works excellently and really hard on everyone's behalf. She stated also thank you to Parks and Recreation and also Public Works for doing a great job with keeping this City going forward. Thank you all once again.

Commissioner Shaw-Williams -

- Wanting to send Congratulations to the Public Works and Parks and Recreation Departments on the excellent job they did in celebrating Black History Month in February, and the MLK Festival that was held on the 18th here in Inglewood, had a marvelous time and thank you.



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Chairman Springs -

- Concurring with his colleague Commissioner Shaw-Williams regarding the great time that was had by all at the Martin Luther King Day Celebration on the 18th. How there were great vendors with food and how we were able to enjoy great food also, the entertainment was excellent and how it was very well attended.
- He also concurred with the suggestion made by Commissioner Patrick about the City having/hosting a Farmer's Market here once a week!
- This month, March has been designated "Women's Month", in celebration of the Women of the World and the United States and all the great things they have contributed to this country and the world, so I say thank you to Women.
- Wanted to thank staff for all of the wonderful work they have done regarding tonight's meeting, it was very informative and I have a feeling that I might not be able to attend the trip to Philadelphia and that has me saddened.
- Last, don't forget to vote this is for all of the residents in District One, and know that it is not too late to register to vote as you can register the day of voting if you live in District One.

**(10) ADJOURNMENT:**

Chairman Springs called the Meeting adjourned at 8:25 p.m.

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Cynthia Robinson, Secretary  
City Planning Commission  
Inglewood, California

Approved this 3rd Day  
of May 2023.

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Chairman Larry Springs  
City Planning Commission