

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 6, 2022

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, April 6, 2022, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance by Commissioner David Rice, the meeting was called to order at 7:00 p.m.

(2) ROLL CALL:

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

Excused

Absence: Commissioner Patricia Patrick

Staff: Christopher E. Jackson, Sr., ECDD Director
Bernard McCrumby, Acting Planning Manager
Eddy Ikemefuna, Senior Planner
Arturo Salazar, Planner
Angel Leon-Martell, Assistant Planner
Christine Rivera, Assistant Planner
Michael Pan, Acting Assistant City Attorney
Evangeline Lane, Secretary
Via Community Phone Call Coverage:
AT&T Conference Call Operator Rep.

(3) STAFF COMMUNICATIONS:

Mr. McCrumby, Acting Planning Manager announced that Commissioner Patricia Patrick, contacted staff that she will not be attending tonight's Planning Commission Meeting.

(4) PUBLIC COMMENTS:

None (Confirmed by AT&T Operator).

(5) MINUTES APPROVAL:

Chairman Springs called for a vote to approve March 2, 2022 minutes.

Motion to Approve March 2, 2022 Minutes by Commissioner Rice and second by Commissioner Trejo.

The motion passed with the following roll call vote:

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

(6) NON-PUBLIC HEARINGS:

6A: DESIGN REVIEW NO. 2022-005 (DR-2022-005), 110 NORTH LA BREA AVENUE.

A non-public hearing to consider new rooftop solar panels on an existing, 4-story medical office building parking structure on an H-C (Historic Core) zoned property at 110 North La Brea Avenue.

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

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

Commissioner Rice asked staff -

- Can the solar panels be seen?
 - Mr. Leon-Martell responded to Commissioner Rice's question.

Commissioner Trejo asked staff -

- Will the solar panels cover the entire roof area?
 - Mr. Leon-Martell responded to Commissioner Trejo's question.

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

Ms. Jennifer Weskalnies representing the GPM Group, Ameresco, and Kaiser, along with Mr. Justin Loveall; spoke to the Planning Commission via telephone regarding the project and to answer questions from the Planning Commission.

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

Commissioner Rice asked the applicant questions -

- With the elevation of the solar structure, will the glare project onto the One Stop Structure across the street?
 - Mr. Leon-Martell, Planning Staff responded to Commissioner Rice's question.

Commissioner Trejo asked the applicant -

- Do the solar panels move with the sun to absorb the sun?
- Why has this project come into fruition?
 - Ms. Weskalnies responded to Commissioner Trejo's questions.

Commissioner Shaw-Williams asked the applicant -

- Who will maintain and will there be maintenance on the solar panels?
 - Ms. Weskalnies responded to Commissioner Shaw-Williams' question.

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

MOTION:

Commissioner Shaw-Williams made the motion to affirm the categorical exemption EA-CE-2022-026 and adopt the attached resolution approving DR-2022-005, subject to 8 conditions, and was seconded by Commissioner Trejo, that Resolution No. 1927

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY JENIFER E. WESKALNIES REPRESENTING KAISER FOUNDATION FOR DESIGN REVIEW (DR-2022-005) TO APPROVE NEW ROOFTOP SOLAR PANELS ON AN EXISTING APPROXIMATELY 95,000 SQUARE-FOOT 4-STORY PARKING STRUCTURE ATTACHED TO AN APPROXIMATELY 61,000 SQUARE-FOOT 4-STORY MEDICAL OFFICE BUILDING AN APPROXIMATELY 42,000 SQUARE-FOOT H-C (HISTORIC CORE) ZONED PROPERTY LOCATED AT 110 NORTH LA BREA AVENUE.

Be approved

The motion was carried by the following roll call vote:

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

Mr. Bernard McCrumby explained the appeal process.

6B: DESIGN REVIEW NO. 2022-006 (DR-2022-006), 132 NORTH MARKET STREET.

A non-public hearing to consider exterior alterations to an existing two-story commercial building on an H-C (Historic Core) zoned property at 132 North Market Street.

Mr. Arturo Salazar, Planner made the staff presentation.

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

Commissioner Rice asked staff -

- For clarification, will the outside patio open up to 4-feet?
- The patio area is 2-feet beyond the overhead awning?
 - Mr. Salazar responded to Commissioner Rice's questions.

Commissioner Trejo asked staff -

- What was the property area used for before the agreement with the applicant?
- Is this project now taking away any of the parking spaces?
- Is there any restitution to the City or is there any recompense for the City allowing this project to go forth?
 - Mr. Salazar responded to Commissioner Trejo's question.

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

Mr. Brion Moran, representing Aero Collective and The Dime; 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 Trejo made a statement and asked the applicant -

- Great design and layout and looking forward to this project opening.
- The sign design on the building, will it be lit like the presentation with Neon?
 - Mr. Moran responded to Commissioner Trejo's question.

Commissioner Shaw-Williams made a statement and asked the applicant -

- She too appreciates the new design and
- Do you have a completion date for this project?
 - Mr. Moran responded to Commissioner Shaw-Williams' question.

Chairman Springs asked the applicant -

- What will happen to the outdoor seating furniture?
- Will there be any food service on site?
 - Mr. Moran responded to Chairman Springs' question.

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

MOTION:

Commissioner Trejo made the motion to affirm categorical exemption EA-CE-2022-032, and adopt the attached resolution approving DR-2022-006, subject to the 9 conditions and was seconded by Commissioner Shaw-Williams, that Resolution No. 1928

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY ANTHONY FISCELLA REPRESENTING THE DIME FOR DESIGN REVIEW (DR-2022-006) TO APPROVE EXTERIOR ALTERATIONS TO AN EXISTING 3,500 SQUARE-FOOT TWO-STORY COMMERCIAL BUILDING ON AN APPROXIMATELY 4,625 SQUARE-FOOT H-C (TOD-HISTORIC CORE) PROPERTY LOCATED AT 132 SOUTH MARKET STREET.

Be approved.

The motion was carried by the following roll call vote:

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

Mr. Bernard McCrumby explained the appeal process.

(7) PUBLIC COMMENTS:

None, (Confirmed by AT&T Operator).

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

(8) COMMISSION INITIATIVES:

Commissioner Trejo -

- Wanted to say thank you to Ms. Mindy Wilcox and Mr. Christopher Jackson and to the Planning staff, for orchestrating the Planning Commissioners trip to the Conference in San Ramon, California.
- First thought that the mall location might have been under-utilized by the public, but in the mid-afternoons and on the weekends, the saturation of children and all ages was amazing.
- Also, surprised how the other cities in attendance were in awe at how Inglewood, a little city that has been able to do so much.

Commissioner Shaw-Williams -

- Thank you to the Planning Staff, Ms. Wilcox and Mr. Jackson for a great Planning Commission Conference trip to San Ramon and also wanted to mention Happy Easter to all.

Chairman Springs -

- Also wanted to join in with his colleagues in thanking both Ms. Wilcox and Mr. Jackson for ensuring that they were able to attend the Planning Commission Conference in San Ramon.
- Please see if the Planning Commission could have a tour of the new housing projects and the businesses being built at the Hollywood Park area, prior to completion.
- Wishing everyone a Blessed Happy Easter.

(10) ADJOURNMENT:

Chairman Springs wished everyone a good evening and adjourned tonight's meeting at 7:41pm.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 4th Day
of May 2022.

Chairman Larry Springs
City Planning Commission