

**MINUTES**  
**INGLEWOOD PLANNING COMMISSION MEETING**  
**WEDNESDAY, JUNE 1, 2022**

**(1) PLEDGE OF ALLEGIANCE:**

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, June 1, 2022, in the Council Chambers on the ninth floor, in City Hall. Following the Pledge of Allegiance by Commissioner Rice, the meeting was called to order at 7:00 p.m.

**(2) ROLL CALL:**

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

Staff: Mindy Wilcox, AICP, Planning Manager  
Michael Pan, Assistant City Attorney  
Arturo Salazar, Planner  
Angel Leon-Martell, Assistant Planner  
Christine Rivera, Assistant Planner  
Bernard McCrumby, Senior Planner  
Marissa Fewell, Planner  
Sean May, Planning Technician  
Christopher E. Jackson, Sr., Director of E.C.D.  
Cynthia Robinson, Secretary  
Via Community Phone Call Coverage:  
AT&T Conference Call Operator Rep.

**(3) STAFF COMMUNICATIONS:**

Ms. Wilcox stated that staff has distributed a revised and corrected agenda and it has been posted online as well. For Item 6a the number of conditions mentioned in the agenda was 20 and it should be 18 to reflect what is in the staff report. For Item 6b the number of conditions on the agenda has been corrected to state 14 in conformance with the report and for Item 7a the number of conditions has been revised to reflect the 6 conditions in the staff report and the environmental number has been revised to 2022-050. Additionally, we received communication from the applicant tonight for 6c, amending their application therefore staff requests that this item be postponed to the July 6, 2022 meeting so the request can be evaluated and incorporated into the staff report.

**(4) PUBLIC COMMENTS:**

None (Confirmed by AT&T Operator)

**(5) MINUTES APPROVAL:**

Chairman Springs called for a vote to approve May 4, 2022 minutes.

Motion to Approve May 4, 2022 Minutes by Commissioner Rice and second by Commissioner Patrick.

The motion passed with the following roll call vote:

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

**(6) PUBLIC HEARINGS:**

**6A. SPECIAL USE PERMIT NO. 2022-001 (SP-2022-001), 945 SOUTH PRAIRIE AVENUE.**

A re-scheduled public hearing to consider an application by Ben Moradzadeh for Special Use Permit No. 2022-001 (SP-2022-001) to allow a 1,023 square-foot addition and exterior and interior alterations to an existing nonresidential structure that exceeds twenty thousand dollars (\$20,000.00) on an approximately 17,000 square-foot, C-2 (General Commercial) / MEOZ (Medical Enterprise Overlay) zoned property at 945 South Prairie Avenue.

Mr. Arturo Salazar, Planner made the staff presentation.

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

Commissioner Patrick asked staff -

- For clarification, will the structures that occupy that space now be razed, or will it just be remodeled?
- Do you have a number of seating for the seven restaurants?
  - Mr. Salazar responded to Commissioner Patrick.

Commissioner Rice asked staff -

- Will there be two seats in each place?
- He also asked about the parking.
- In the all-gender restroom with two stalls, will you have a male and female in the same restroom?
  - Mr. Salazar responded to Commissioner Rice.

Commissioner Trejo asked staff -

- What are the days of operation for the shared office space?
- Will there be pop-up restaurants?
  - Mr. Salazar responded to Commissioner Trejo?

Commissioner Shaw-Williams asked staff -

- Is this more of a situation where you grab your food and go?
  - Mr. Salazar responded to Commissioner Shaw-Williams.

Chairman Springs asked the applicant to give their name and tell everyone about their project.

Mr. Ben Moradzadeh, the applicant, Mr. Blair with Blair Design Group, spoke to the Planning Commission via telephone regarding the project and answered questions from the Planning Commission.

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

Commissioner Patrick asked the applicant -

- Will there just be one place to pay the tab?
- Will the same type of payment be used when ordering take-out?
- Will the ingress and egress enter off of Prairie?
  - Mr. Moradzadeh responded to Commissioner Patrick's questions.

Commissioner Rice asked the applicant -

- Will the individual restaurants handle their own point of sale?
- Explain the drive-up, pick-up area
- Will the pick-up area impede the ability of other patrons to pull in or out when trying to park?
- How does the restroom work for Staff in reference to "All Gender"?
- Were you able to establish a price point to lease the space and will it be Common Area Maintenance included?
- Is the lobby area restroom ADA compliant?
  - Mr. Blair responded to Commissioner Rice's questions.

Commissioner Trejo asked the applicant -

- Are the twenty-seven parking spaces for both the shared office space and food service?
- Will there be signs provided for each kitchen area?
- How will this be marketed?
- Is there a successful business operating like this anywhere in the Los Angeles Region?
- Will the applicant have to come back for approval for the signage on the outside and the inside?
  - Mr. Moradzadeh responded to Commissioner Trejo's questions.
  - Mr. Salazar responded to Commissioner Trejo's question.
  - Ms. Wilcox responded to Commissioner Trejo's question.

Commissioner Shaw-Williams asked the applicant -

- What type of restaurants are you looking to pull in to attract patrons?
  - Mr. Moradzadeh responded to Commissioner Shaw-Williams' question.

Chairman Springs asked the applicant -

- Do you have a name for your project?
- Will it be the responsibility of each vendor to advertise to bring in customers?
- Is there a website that someone can go on to fill out an application to be a vendor at this facility?
  - Mr. Brian Moran responded to Chairman Springs' 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 non-public hearing and called for a motion.

**MOTION:**

Commissioner Rice made the motion to affirm categorical exemption EA-CE-2022-002 and adopt the attached resolution approving SP-2022-001 subject to 18 conditions, and/or add conditions as deemed appropriate and it was second by Commissioner Shaw-Williams, Resolution No. 1930

**A RESOLUTION OF THE CITY PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
APPROVING A CERTAIN SPECIAL USE PERMIT FOR BEN  
MARADZADEH TO ALLOW A 1,023 SQUARE-FOOT  
ADDITION AND EXTERIOR AND INTERIOR ALTERATIONS  
TO AN EXISTING NONRESIDENTIAL STRUCTURE THAT  
EXCEEDS TWENTY THOUSAND DOLLARS (\$20,000.00)  
ON AN APPROXIMATELY 17,000 SQUARE-FOOT, C-  
2 (GENERAL COMMERCIAL) / MEOZ (MEDICAL  
ENTERPRISE OVERLY ZONE) ZONED PROPERTY LOCATED  
AT 945 SOUTH PRAIRIE AVENUE**

Be Approved.

The motion passed by the following roll call vote:

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

Ms. Wilcox explained the appeal process.

**6B. SPECIAL USE PERMIT NO. 2021-012 (SP-2021-012), 225 NORTH LA  
BREA AVENUE.**

A public hearing to consider an application by Elliot Weinstock, representing 225 North La Brea, LLC, for Special Use Permit No. 2021-012 (SP-2021-012) to approve a Preliminary Planned Assembly Development (PAD) to allow a 5-story multiple-family residential building that consists of 137 studio apartment units with 69 surface parking spaces on an approximately 68,000 square-foot, MU-2 (Mixed Use-2) zoned property at 225 North La Brea Avenue.

Commissioner Rice recused himself due to the fact he owns property within 500 feet of this project.

Mr. Arturo Salazar, Planner made the staff presentation.

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

Commissioner Trejo asked staff -

- What was the comment made about the EIR?
- Didn't we approve something similar around this area that had reduced parking?
- Why are no surveillance cameras provided for the exterior of the building?
  - Mr. Salazar responded to Commissioner Trejo's questions.

Commissioner Shaw-Williams asked staff -

- Did you say we can make a condition to decrease parking?
  - Mr. Salazar responded to Commissioner Shaw-Williams' questions

Chairman Springs asked staff -

- What were the deviations that Mr. Salazar mentioned?
  - Mr. Salazar responded to Chairman Springs.

Chairman Springs asked the applicant to give their name and tell everyone about their project.

Mr. Mr. Richard Solares with Urban Architecture Lab spoke to the Planning Commission via telephone regarding the project and answered questions from the Planning Commission.

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

Commissioner Patrick asked the applicant -

- Is it part of the Inglewood Municipal Code that we have to provide a play area for children?

Mr. Salazar responded to Commissioner Patrick.

Commissioner Trejo asked the applicant -

- What is the price range for the studios?
  - Mr. Solares responded to Commissioner Trejo's question.

Commissioner Shaw-Williams asked the applicant -

- Are you going to allow pets?
  - Mr. Solares responded to Commissioner Shaw-Williams' question.

Chairman Springs asked the applicant -

- Is there a way to bring more parking into the area?
- How would it be to your advantage to have four floors instead of five?
- Mr. Springs stated that he is not in favor of reducing parking by fifty percent.
- Is additional parking something that is on the table in the City.
  - Mr. Solares responded to Chairman Springs' questions.
  - Ms. Wilcox responded to Chairman Springs' question.

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 called for a motion.

- Chairman Springs stated that there is nothing in the works as far as downtown parking.
  - Ms. Wilcox commented that there are small public parking lots scattered around and in the TOD Plan there was a concept for a parking district for the downtown that is still in the works.
- Chairman Springs stated that installing cameras on the outside of the building be put into the conditions.
  - Ms. Wilcox commented regarding cameras.

Chairman Springs asked that a specific area for the dogs to utilize be put into the conditions.

**MOTION:**

Commissioner Trejo made the motion to affirm Environmental Impact Report Addendum EA-EIR-2016-44, and adopt the attached resolution approving SP-2021-012 subject to the fourteen conditions and adding a condition to require exterior surveillance cameras to be determined by staff as to location. An additional condition that staff determine at site plan review if there is any area to allow for a doggy park and was seconded by Commissioner Patrick that Resolution No. 1931

**A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A SPECIAL USE PERMIT TO APPROVE PRELIMINARY PLANS FOR A PLANNED ASSEMBLY DEVELOPMENT (PAD) FOR ELLIOT WEINSTOCK, REPRESENTING 225 NORTH LA BREA, LLC, TO ALLOW A 5-STORY MULTIPLE-FAMILY RESIDENTIAL BUILDING THAT CONSISTS OF 137 STUDIO APARTMENT UNITS WITH 69 SURFACE PARKING SPACES ON AN APPROXIMATELY 68,000 SQUARE-FOOT MU-2 (MIXED USE-2) ZONED PROPERTY AT 225 NORTH LA BREA AVENUE**

be approved.

The motion was carried by the following roll call vote:

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

Ms. Wilcox explained the appeal process.

**6C. SPECIAL USE PERMIT NO. 2022-004 (SP-2022-004), 614 EAST HYDE PARK BOULEVARD.**

A public hearing to consider an application by Nuritsa Poghosian for Special Use Permit No. 2022-004 (SP-2022-004) to amend Conditions of Approval for SP-2017-006, for a proposed 18-bed community care residential health facility on an 11,425 square-foot, R-3 (Multiple-family Residential) zoned property at 614 East Hyde Park Boulevard.

**This item was postponed to July 6, 2022.**

**(7) NON-PUBLIC HEARING**

**7A. PLANNING COMMISSION REVIEW - EDWARD VINCENT JR. PARK, 700 EAST WARREN LANE.**

Planning Commission Review to approve a new 400 square-foot one-story restroom building in Edward Vincent, Jr. Park on an approximately 55-acre site, O-S (Open Space) zoned property at 700 East Warren Lane.

Mr. Arturo Salazar, Planner made the staff presentation. Chairman Springs asked the Planning Commission if there were any questions for staff.

Commissioner Patrick asked the applicant -

- Will there be changing tables in the restroom?
  - Mr. Salazar stated that the Parks & Recreation Director will be able to answer that question.

Commissioner Rice asked Staff -

- Are there any security surveillance cameras in the park near the restroom areas?
  - Mr. Salazar stated that the Parks & Recreation Director will be able to answer that question.

Commissioner Trejo asked Staff -

- Can we add a condition that changing tables be provided?  
- Mr. Salazar responded to Commissioner Trejo's question.

Chairman Springs asked Staff -

- Will the restrooms have urinals for Men?  
- Mr. Salazar responded to Chairman Springs' question.

Chairman Springs asked the applicant to give their name and tell everyone about their project.

Sabrina Barnes, Parks & Recreation Director, spoke to the Planning Commission via telephone regarding the project and answered questions from the Planning Commission.

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

Commissioner Trejo made the motion to affirm Categorical Exemption EA-CE-2022-002; and adopt the attached resolution approving PCR-2022-001 subject to 6 conditions, and/or add conditions as deemed appropriate and was seconded by Commissioner Patrick that Resolution No. 1932

**A RESOLUTION OF THE CITY PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
APPROVING A REQUEST TO CONSTRUCT A 400 SQUARE-  
FOOT ONE-STORY RESTROOM BUILDING IN EDWARD  
VINCENT JR. PARK ON AN APPROXIMATELY 55-ACRE  
SITE AT 700 EAST WARREN LANE**

Be approved.

The motion passed 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 meeting to the public and asked for the Planning Commission Initiatives.

**(9) COMMISSION INITIATIVES:**

Commissioner Patrick -

- The Southwest Corner of Manchester and Prairie is very dry and unkempt.

Commissioner Trejo -

- Young people are using public transportation a lot more due to high gas prices.
- Young adults are looking to use public transportation to work as well.

Commissioner Shaw-Williams -

- Happy Weekend and be safe.

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Chairman Springs -

- Please vote
- The Nile Bar on Market Street is a really nice place.
- Happy Father's Day.

**(10) ADJOURNMENT:**

Chairman Springs adjourned tonight's meeting at 8:48pm.

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Cynthia Robinson, Secretary  
City Planning Commission  
Inglewood, California

Approved this 6th Day  
of July 2022.

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Chairman Larry Springs  
City Planning Commission