

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 7, 2023

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, June 7, 2023, in the Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance by Commissioner Shaw-Williams, the meeting was called to order at 7:00 p.m.

(2) ROLL CALL:

Present: Chairman Larry Springs
Commissioner Cheryl Shaw-Williams
Commissioner David Rice
Commissioner Carolyn Fowler

Staff: Christopher E. Jackson, ECD Director
Mindy Wilcox, AICP, Planning Manager
Jeffery Lewis, Sr. Assist. City Attorney
Eddy Ikemefuna, Senior Planner
Angel Leon-Martell, Assistant Planner
Christine Rivera, Assistant Planner
Sean May, Planning Technician
Cynthia Robinson, Secretary

(3) STAFF COMMUNICATIONS:

Ms. Wilcox, Planning Manager stated: 1) The City Council has appointed a new Planning Commissioner for District 1. She welcomed Carolyn Fowler to the Planning Commission and stated we look forward to working with her on the many City projects you all review. Commissioner Fowler stated she looks forward to working with everyone. 2) Commissioners Trejo has an excused absence; 3) Ms. Wilcox stated that we have a new intern on our Staff named Faith Smith.

(4) PUBLIC COMMENTS:

None.

(5) MINUTES:

Chairman Springs called for Minutes approval for the April 12, 2023 and May 3, 2023 Planning Commission meetings.

MOTION:

Commissioner Shaw-Williams made the motion to approve the April 12, 2023 and May 3, 2023 Planning Commission Minutes and was seconded by Commissioner Rice.

Ayes: Commissioners Rice, Shaw-Williams, Chairman Springs

Abstained: Commissioner Fowler

(6) PUBLIC HEARINGS:

6A. SPECIAL USE PERMIT NO. (SP-23-00005) 1601 CENINELA AVENUE: A continued public hearing to consider an application by Bill Robinson for Special Use Permit No. SP23-00005 to allow the sale of 1) beer and wine and 2) distilled spirits for off-site consumption from an approximately 2,300 square-foot convenience market within a shopping center on an approximately 22,200 square-foot, C-2 (General Commercial) zoned property at 1601 Centinela Avenue.

Ms. Wilcox stated that the applicant has requested a postponement for this item to July 5, 2023.

Commissioner Rice made a motion to postpone item 6C. to July 5, 2023 and Commissioner Shaw-Williams seconded.

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

Chairman Springs asked if this was the second postponement.

- Ms. Wilcox stated yes.

Chairman Springs asked if there was a reason this time for the postponement.

- Ms. Wilcox stated that the applicant is out of the country.

Chairman Springs called for a vote.

The motion was carried by the following roll call vote:

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

6B. SPECIAL USE PERMIT NO. 23-00012 (SUP-23-00012)446 SOUTH MARKET STREET:

A public hearing to consider an application by Chima Chibueze, representing The Tribe, for Special Use Permit No. 23-00012 (SUP-23-00012) to make a Public Convenience or Necessity finding for a previously approved Special Use Permit to allow the on-site sale of 1) beer and wine and 2) distilled spirits for a bar/nightclub on an approximately 34,600 square-foot, MU-1 (TOD Mixed-Use) zoned property at 446 S. Market Street.

Mr. Angel Leon-Martell, Assistant Planner, made the staff presentation and the following clarifications within the staff report:

On page 3, under the heading, Surrounding ABC Licenses, on line 1, it should state 2 on-sale licenses.

On page 3, line 2, the correct number of active licenses is 13.

On page 4 under the heading,

Public Convenience or Necessity Finding, line 8 should read Attachment 5.

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

Commissioner Fowler asked staff-

- Is this an existing property?
- Is Staff requesting that we support the request from ABC?
 - Mr. Leon-Martell responded to Commissioner Fowler's questions.

Commissioner Rice asked staff-

- Was the license a 47 which would require a kitchen?
- With a 47 are you required to sell food with alcohol?
- This facility just has a microwave-type system to warm up food?
- They do not have a hand wash, hand prep sink?
- Would the food be brought in from someplace else?
 - Mr. Leon-Martell responded to Commissioner Rice's questions.

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

Mr. Chima Chibueze owner of The Tribe addressed the Planning Commission and described a newly added tutoring component.

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

Commissioner Fowler asked the applicant -

- How do you plan to engage the student population?
- Have you spoken with the School District?
- What hours are you proposing to be open?
- What do you estimate your occupancy would be on the weekends?
- You have fifty-one parking spaces?
 - Mr. Chibueze responded to Commissioner Fowler's questions.

Commissioner Rice asked the applicant -

- In 2019 when you came before this body your project was approved with a License 47, did you have a restaurant as part of the project?
 - Mr. Chibueze responded to Commissioner Rice's question.
- You were approved for a 48, did we find a community benefit and necessity for that 48 at that time?
 - Ms. Wilcox responded to Commissioner Rice's question.
 - Mr. Chibueze responded to Commissioner Rice's question.
- You don't have a food component other than the food preparation and microwave?
- He stated that he likes to see when people are drinking they have a large variety of food.
 - Mr. Chibueze responded to Commissioner Rice's question.

Commissioner Shaw-Williams asked the applicant -

- You will be open Tuesday through Sunday?
- Have you considered tutoring services for the youth as opposed to just playing video games?
- Do you have an idea of what type of food you are looking to serve?
 - Mr. Chibueze responded to Commissioner Shaw-Williams' question.

Chairman Springs asked the applicant -

- Since this is a Nightclub, what hours would be for the youth?
 - Ms. Wilcox responded to Commissioner Springs' question and stated that the applicant has not included the youth services as part of their application, they are bringing it up tonight for the first time and thus Staff has not reviewed anything related to the youth services, to date.
- Chairman Springs stated that there was nothing in the report that indicated that you were going to cater to youth.
- Chairman Springs stated that there is an active bakery next to you, where will your entrance be located?
- How is this going to benefit the Community?
 - Ms. Wilcox provided background clarification related to the purpose of the ABC Public Convenience or Necessity Finding. She stated that the applicant received a Special Use Permit approval for the nightclub in 2019 and the applicant recently discovered the Planning Commission now has to make a finding that the alcohol request for beer, wine and distilled spirits provides a public convenience or necessity. She stated the request before you is an amendment to that original approval to make the finding that ABC requires.

Commissioner Rice asked the applicant -

- A Type 48 would restrict the age limit of the persons that would come in to consume alcohol and you would have to put up a sign on the door, correct?

Inglewood Special Planning Commission Meeting Minutes
June 7, 2023

- How are you going to serve the youth if the bar is for 21 years old and older?
- What area would you utilize in your facility to benefit youth?
 - Mr. Chibueze responded to Commissioner Rice's questions.

Commissioner Fowler asked Staff -

- When the Special Use Permit was approved, there was no requirement at that time for there to be a public benefit?
- Are you saying that ABC is saying the consumption of beer and wine is considered a public benefit?
 - Ms. Wilcox responded to Commissioner Fowler's questions.

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

FOR / AGAINST:

Ms. Mary is against this project. She does not believe we need another nightclub.

Chairman Springs closed the public hearing.

Jeffery Lewis, Sr. Assist. City Attorney stated that for clarification we are not today rehashing whether or not they can have their bar. The question here is pretty narrow and that is because of the census tract and the number of licenses in the area, does this establishment provide a benefit to the community or is there some necessity to granting this license.

Chairman Springs stated that the Commission has to ask the applicant to tell us how it's going to benefit the community.

Mr. Lewis stated that the onus is on the applicant to provide you with the information so that you can either agree or disagree that there is a benefit or a necessity.

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

Commissioner Fowler asked the applicant to share more about how he was going to make his business a multicultural place -

Mr. Chibueze responded to Commissioner Fowler's request.

Commissioner Rice asked the applicant -

- The necessity and benefit for the Community is that we will have the afro-fusion that we don't have in the community.

Chairman Springs called for a motion.

MOTION:

Commissioner Rice motioned to affirm categorical exemption EA-CE-2023-053; determine a Public Convenience or Necessity pursuant to the State Department of Alcoholic and Beverage Control for the on-site sale of beer, wine and distilled spirits and adopt a resolution recommending approval of SUP-23-00012 subject to 24 conditions, and/or add conditions as deemed appropriate and was seconded by Commissioner Shaw-Williams, that Resolution No. 1962

A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A CERTAIN SPECIAL USE PERMIT FOR CHIMA CHIBUEZE, REPRESENTING THE TRIBE, TO MAKE A PUBLIC CONVENIENCE OR NECESSITY FINDING FOR A PREVIOUSLY APPROVED SPECIAL USE PERMIT TO ALLOW THE ON-SITE SALE OF 1) BEER AND WINE AND 2) DISTILLED SPIRITS FOR A BAR/NIGHTCLUB ON AN APPROXIMATELY 32,600 SQUARE-FOOT, MIXED-USE 1 (TOD MIXED USE 1) ZONED PROPERTY LOCATED AT 446 SOUTH MARKET STREET.

Be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Fowler, Rice, and Shaw-Williams.

Nays: Chairman Springs

Ms. Wilcox explained the appeal process.

6C. SPECIAL USE PERMIT NO. (SP-23-00013) 916 WEST SPRUCE STREET:

A public hearing to consider an application by Robert Velasco, representing A&S Engineering, for Special Use Permit No. 23-00013 (SUP-23-00013) to allow the expansion of an existing service station on an approximately 32,900 square-foot, M-1 (Light Manufacturing) zoned property at 916 West Spruce Avenue.

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

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

Commissioner Fowler asked staff -

- In this particular case, what determines there is no additional environmental review?
- Did this project have an initial environmental review?
 - Mr. Leon-Martell responded to Commissioner Fowler's questions.

Commissioner Rice asked staff -

- The tank is on a pad?
- Is it encased in a corrugated metal housing?
- What would happen if the tank started to leak, is there an overflow or drain at the bottom of the pan to consume it?
- Is the container that houses the unit leak proof?
 - Mr. Leon-Martell responded to Commissioner Rice's questions.

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

Ahmad Ghaderi, with A&S Engineering, addressed the Planning Commission.

Mr. Ghaderi asked questions of Staff.

Chairman Springs explained that he would have to ask staff when he meets with them at a different time, this meeting is to approve the project.

Ms. Wilcox stated that regardless of whether Site Plan Review is a condition in the resolution, due to the valuation of the project it would trigger the code requirement for Site Plan Review.

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

Commissioner Rice asked Staff -

- In reference to the site plan review is this something that comes back to the Planning Commission
 - Ms. Wilcox responded to Commissioner Rice's question.

Commissioner Shaw-Williams asked the applicant -

- On average how many vehicles use your station?
 - Mr. Ghaderi stated that he doesn't have the answer to the question with him.

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.

Ms. Wilcox stated that regarding site plan review, we anticipate that it would be an over-the-counter site plan review which would be an expedited process.

Chairman Springs called for a motion.

MOTION:

Commissioner Shaw-Williams motioned to affirm categorical exemption EA-CE-2023-052; and adopt a resolution recommending approval of SP-23-00013 subject to 12 conditions, and/or add conditions as deemed appropriate and was seconded by Commissioner Rice, that Resolution No. 1963

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A SPECIAL USE PERMIT TO ROBERTO VELASCO, TO ALLOW THE EXPANSION OF AN EXISTING SERVICE STATION ON AN APPROXIMATELY 32,900 SQUARE-FOOT, M-1 (LIGHT MANUFACTURING) ZONED PROPERTY LOCATED AT 916 WEST SPRUCE AVENUE.

Be approved.

The motion was carried by the following roll call vote:

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

Ms. Wilcox explained the appeal process.

6D. SPECIAL USE PERMIT NO. 23-00014 (SP-23-00014) 4600 WEST CENTURY BOULEVARD: A public hearing to consider an application by Ian Bankhead, representing Elevated Entitlements LLC, for Special Use Permit No. 23-00014 to allow a private electric vehicle charging service station on an approximately 21,300 square-foot lot on an a C-2A (Airport Commercial) zoned property at 4600 West Century Boulevard.

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

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

Chairman Springs asked Staff:

- Was this ever a gas station?
- Would there be underground tanks and would that have an effect on the charging station?
 - Ms. Wilcox responded to Chairman Springs' questions.
 - Mr. Christopher Jackson also responded to Chairman Springs' questions.

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

Mike Englehart with Sherlock Infrastructure addressed the Planning Commission.

Mr. Englehart stated that they believe it was a fueling station and it has been remediated and closed.

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

Commissioner Fowler asked the applicant -

- Is there a diversity hiring plan in place?
 - Mr. Englehart responded to Commissioner Fowler's question.

Commissioner Rice asked the applicant -

- What is the average charging time of your vehicles?

Commissioner Shaw-Williams asked the applicant -

- Will there be someone on-site twenty-four hours?
 - Mr. Englehart responded to Commissioner Shaw-Williams' question.

Chairman Springs asked the applicant -

- If you are contracted to come to the facility will you be given a code and will it be gated?
- Have you done one of these before in the state of California?
- Will you advertise Inglewood as one of the first stations?
 - Mr. Englehart 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

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

MOTION:

Commissioner Shaw-Williams motioned to affirm categorical exemption EA-CE-2023-049; and adopt the attached resolution recommending approval of SUP-23-000143 subject to 10 conditions, and/or add conditions as deemed appropriate and was seconded by Commissioner Fowler, that Resolution No. 1964

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING A SPECIAL USE PERMIT TO IAN BANKHEAD, REPRESENTING ELEVATED ENTITLEMENTS, LLC TO ALLOW A PRIVATE ELECTRIC VEHICLE CHARGING SERVICE STATION ON AN APPROXIMATELY 21,300 SQUARE-FOOT LOT ON A, C-2A (AIRPORT COMMERCIAL) ZONED PROPERTY AT 4600 WEST CENTURY BOULEVARD.

Be approved.

The motion was carried by the following roll call vote:

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

Ms. Wilcox explained the appeal process.

6E. ZONING CODE AMENDMENT 23-00004 (ZCA-23-00004): A public hearing to consider Zoning Code Amendment 23-00004 (ZCA-23-00004) to establish Fast-food Regulations, citywide.

Ms. Wilcox stated that Staff noted that this item is postponed to July 5, 2023.

Commissioner Rice made a motion to postpone item 6E. to July 5th, 2023 and Commissioner Shaw-Williams seconded.

Chairman Springs asked the Planning Commission if there were any questions for staff hearing none he called for a vote.

The motion was carried by the following roll call vote:

Ayes: Commissioners Fowler, Rice, Shaw-Williams & Chairman Springs.

(7) PUBLIC COMMENTS:

None.

(8) COMMISSION INITIATIVES:

Chairman Springs -

- Welcomed our new Planning Commissioner Fowler and if there is anything you have questions about just ask Ms. Wilcox.

Commissioner Fowler -

- Looking forward to working with everyone and the projects are very interesting. She is looking forward to understanding more about how the process works.
- Happy Father's Day to all the Father's

Commissioner Rice -

- Welcomed Commissioner Fowler and told her she absolutely did well and he is looking forward to working with her.
- There is a fabulous event taking place on June 18th which is on Father's day, there will be Juneteenth Festival and Father's Day activities from 11:00am until 7:00pm.

Inglewood Special Planning Commission Meeting Minutes
June 7, 2023

Commissioner Shaw-Williams -

- She also welcomed Commissioner Fowler to the Planning Commission and said she did very well this evening. She is looking forward to Juneteenth as well and she will definitely be there.

Chairman Springs -

- The alley at the new City First Bank on Market and Regent is terrible. There is a couch in the alley. He wanted to know if Code Enforcement is doing their patrol work. They would have noticed it because it has been there for a while. Wanted to know what is the next step once it's reported.
 - Mr. Jackson thanked Chairman Springs and stated that Code Enforcement doesn't pick up bulky items. He stated they report to Republic Services who we have our contract with and they go and pick it up. He stated that he will definitely have a discussion with our Public Works Department to talk about having Republic go there. He also stated that if you do see something in our public right away just let him know and send a picture of it and he will jump right on it and make sure it gets to the proper channels.
- He stated that it is one of his concerns because it is in the downtown area and we want it to look beautiful.
- There is an electrical charge system in Inglewood on Crenshaw and 116th Street. Why was that not brought to the Planning Commission?
 - Ms. Wilcox stated that most of the charging stations would not come to the Commission. This one did because it is operating as a private facility similar to a Service Station.
 - Mr. Jackson also responded to Chairman Springs' question.
 - Happy Father's Day to all the Fathers.

(9) ADJOURNMENT:

Chairman Springs called the Meeting adjourned at 8:28 p.m.

Cynthia Robinson, Secretary
City Planning Commission
Inglewood, California

Approved this 5th Day
of July 2023.

Chairman Larry Springs
City Planning Commission