

MINUTES
INGLEWOOD PLANNING COMMISSION MEETING
WEDNESDAY, JULY 5, 2023

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its Planning Commission meeting on Wednesday, July 5, 2023, 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: Chairman Larry Springs
Commissioner Aidé Trejo
Commissioner Cheryl Shaw-Williams
Commissioner David Rice

Excused

Absence: Commissioner Carolyn Fowler

Staff: Christopher E. Jackson, ECD Director
Mindy Wilcox, AICP, Planning Manager
Michael Pan, Assist. City Attorney
Bernard McCrumby, Senior Planner
Eddy Ikemefuna, Senior Planner
Angel Leon-Martell, Assistant Planner
Christine Rivera, Assistant Planner
Sean May, Planning Technician
Brian Espinoza, Planning Technician
Evangeline Lane, Secretary

(3) STAFF COMMUNICATIONS:

Ms. Wilcox, Planning Manager stated: 1) Commissioner Carolyn Fowler is absent, due to scheduling conflicts; 2) Introduction of new staff member of the Planning Division, Brian Espinoza, Planning Technician.

(4) PUBLIC COMMENTS:

None.

(5) MINUTES:

Chairman Springs called for Minutes approval for the May 31, 2023 and June 7, 2023 Planning Commission meetings.

MOTION:

Commissioner Rice made the motion to approve the May 31, 2023 Planning Commission Minutes and was seconded by Commissioner Shaw-Williams.

Ayes: Commissioners Rice, Shaw-Williams, Chairman Springs

Abstained: Commissioner Trejo

Commissioner Shaw-Williams made the motion to approve the June 7, 2023 Planning Commission Minutes and was seconded by Commissioner Rice.

Ayes: Commissioners Rice, Shaw-Williams, Chairman Springs

Abstained: Commissioner Trejo

(6) PUBLIC HEARINGS:

6A. SPECIAL USE PERMIT NO. (SUP23-00005) 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.

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

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

Commissioner Rice asked staff -

- In 2009 the applicant has been selling beer & wine at that location, correct?
 - Mr. Leon-Martell responded to Commissioner Rice's question.
- The only addition now is that the applicant would like to start selling Spirits from behind the counter, correct?
 - Mr. Leon-Martell responded to Commissioner Rice's question.

Commissioner Trejo asked staff -

- Confirming that the existing license that was shown on the report at this location belongs to the applicant, correct?
 - Mr. Leon-Martell responded to Commissioner Trejo's question.
- Where are some of the larger stores that are in the area, because they mentioned that they would like to compete with some of the larger stores, where are those stores exactly within proximity of the applicant?
 - Mr. Leon-Martell responded to Commissioner Trejo's question.
- A question regarding the upgrading of security at the site - can there be a requirement for the installation of a silent alarm and security cameras on site to help with detouring any robberies. This is more of a statement.

Chairman Springs asked staff -

- Wanting to verify the type of Alcohol License the applicants presently have, is it a 20-Alcohol Type License?
 - Mr. Leon-Martell responded to Chairman Springs' question.
- The actual name of this applicant's store? Also, with regards to the census tract, so Beach Boulevard is the dividing line between the census tracts in that area?
 - Mr. Leon-Martell responded to Chairman Springs' question.

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

Mr. Bill Robinson, speaking representative for the applicant, Yonatan Gush. He also addressed the Planning Commissioners question about having a silent alarm system.

Commissioner Rice asked the applicant -

- Just to be sure, you do have a silent alarm, where is it located?
 - Mr. Gush responded to Commissioner Rice's question.

Commissioner Shaw-Williams asked the applicant -

- Are there any pre-schools or elementary schools close to this particular store?
 - Mr. Leon-Martell responded to Commissioner Shaw-Williams question.

Chairman Springs asked the applicant -

- How will your business be affected if the Planning Commission does not approve your request for the upgraded 21-Alcohol Type License?
 - Mr. Guesh responded to Chairman Springs' question.
- What will you do regarding loitering and dealing with loiterers who might be hanging outside of your business, and be an obstruction to the community's safety?
 - Ms. Wilcox responded to Chairman Springs' question.
 - Mr. Robinson responded to Chairman Springs' question.

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

FOR / AGAINST:

1. Commissioner Brett Roberts of the Parking & Traffic Commission
 - Against this project.
2. Abdul Sherrie, Inglewood Business Owner - For this project.

Chairman Springs closed the public hearing and asked if there were any further questions from the Planning Commission, seeing none asked for a Motion.

Chairman Springs called for a motion.

MOTION:

Commissioner Rice motioned to affirm categorical exemption EA-CE-2023-016, and adopt the attached resolution approving SUP23-00005, subject to the 31 conditions with an added condition that the applicant returns for a One (1) Year Review before the Planning Commission and was seconded by Commissioner Trejo, that Resolution No. 1965

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING A CERTAIN SEPCIAL USE PERMIT FOR
BILL ROBINSON, 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 22,000
SQUARE-FOOT, C-2 (GENERAL COMMERCIAL) ZONED
PROPERTY LOCATED AT 1601 CENTINELA AVENUE.**

Be approved.

The motion was carried by the following roll call vote:

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

Ms. Wilcox explained the appeal process.

6B. ZONING CODE AMENDMENT NO. 23-00004 (ZCA23-00004) CITYWIDE:

A continued public hearing to consider Zoning Code Amendment No. 23-00004 (ZCA23-00004) to establish Fast-Food Regulations, citywide.

Mr. Bernard McCrumby, Senior Planner made the staff presentation.

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

Commissioner Rice made the statement to staff regarding just how wide the distance of 1,000 feet is between drive-thru restaurants.

- Mr. McCrumby responded to Commissioner Trejo's request.

Commissioner Trejo asked staff-

- Please reiterate once again how this 1,000 foot separation will effect already existing fast-food restaurants
 - Mr. McCrumby responded to Commissioner Trejo's request.
- Feels that this new ordinance will cover both the already existing fast-food restaurants, along with the newly established sit-down restaurants that will be interested in coming to Inglewood.
- She does feel that the already existing restaurants have assisted with the hiring of the youth during the summer and after-school times, and do bring revenue to the City, but she also feels that it will be great in setting some boundaries and regulations for new and upcoming businesses who will want to come to Inglewood.
- On Century Boulevard, there is what appears to be a new dine-in restaurant coming in, and at some point, because it is not yet open, she believes that it is called "FarmFresh Restaurant". It looks like they will need some interior work or Design Review, so thankfully, we are getting started now, but she thinks there is obviously some room here in Inglewood for dine-in/sit-down restaurants.
- We do have all of these fast-food establishments, because of what the Cities reputation was in the past, and she could say maybe minority communities have the same situation, and that Inglewood is moving forward and it is coming into a different reputation and she believes this new ordinance will take care of this.
- Last note, one question regarding the Notice of Exemption, the last sentence states, "*The proposed ordinance does not have that possibility as it modifies regulations for special event parking and tailgating*", is this correct for this ZCA?
 - Mr. McCrumby responded to Commissioner Trejo's question noted that language is a typo and will be removed.

Commissioner Shaw-Williams asked staff-

- Has there been an increase in interest from in-door dining restaurants wanting to come to the City of Inglewood within the last couple of years?
 - Mr. McCrumby responded to Commissioner Shaw-Williams' question.
- Has there been any reaching out on the City's part to these established dine-in restaurants and chains?
 - Mr. McCrumby responded to Commissioner Shaw-Williams' question.
 - Mr. Jackson also responded to Commissioner Shaw-Williams' question.

Chairman Springs made a statement to staff-

- Regarding the survey about fast-food chains here in the City of Inglewood, of course McDonalds always comes to mind, but

there is an increased amount of drive-thru restaurants in this city, than other Cities/Principalities such as Torrance.

- Torrance has 20.5 square miles, with 147,000 population; it hosts only eight (8) McDonalds Restaurants with a distance of 2.5 square mile radius.
- Inglewood has 9 square miles, our population is 107,000, which makes Inglewood 40,000 less in population than Torrance and our square miles is almost 12 miles less than Torrance.
- Regarding the chart that is in front of us now, it shows Long Beach with 51.4 square miles and 466,000 in population, and they host twelve (12) McDonalds Restaurants.
- He stated that Inglewood is in close comparison to the City of Torrance concerning our population.
- A statement about several fast food restaurants on Imperial Hwy and Crenshaw Boulevard corridors and that there is a fish restaurant at Imperial Hwy and Doty, along with one at Imperial Hwy and Yukon.
 - Ms. Wilcox responded to Commissioner Trejo's question.
 - Mr. Jackson also responded to Chairman Springs' statements.

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

FOR / AGAINST:

1. Commissioner Brett Roberts of the Parking & Traffic Commission
 - For this ZCA.

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

Commissioner Rice asked staff -

- How will the City be defining what is "Fast Food", will it be strictly tacos, burgers, Mindy's Clam Chowder, Chris' Potato Stuffing, how do we differentiate those establishments from McDonalds and Jack-N-the-Box, how do we not harm the small mom & pop businesses who started out utilizing these types of meals here in Inglewood?
- Are you saying that the existing businesses will be exempt?
 - Mr. McCrumby replied to Commissioner Rice's question.
- What about a retail shop within a shopping center who now wants to convert the business into a restaurant/fast food business?
 - Ms. Wilcox responded to Commissioner Rice's question.

Commissioner Trejo asked staff -

- Regarding the FarmFresh Restaurant (aka FarmHouse Bistro Café), that is actually west of Inglewood Avenue on Century Blvd., if you could get us some further information regarding when they will open, that would be nice.
- In using Bravo's Restaurant as an example, as a freestanding fast-food restaurant, if they want to expand will it require a Special Use Permit?
 - Ms. Wilcox responded to Commissioner Trejo's question.

Commissioner Shaw-Williams asked staff -

- Will the Raising Kane franchise restaurant still be coming to the City of Inglewood, as this was a question asked in the past?
 - Mr. Jackson responded to Commissioner Shaw-Williams' question.

Chairman Springs asked staff -

- Confirming that the Raising Kane franchise, made a profitable deal with selling their property to the new ITC project.
 - Mr. Jackson responded to Chairman Springs' question

Commissioner Rice asked staff -

- Regarding present local businesses, needing confirmation on the limits of expanding regulations for a "Bravos' Restaurant" for example.
 - Mr. McCrumby responded to Commissioner Rice's question.
 - Mr. Jackson responded to Commissioner Rice's question.
- This brings up a lot of resistance for these businesses, to this new change.
 - Mr. Jackson responded to Commissioner Rice's statement.

Commissioner Trejo asked staff -

- If this Zoning Code Amendment is voted upon tonight, and it will include the 1,000-foot separation of the businesses, it would then go to the City Council for their approval?
 - Mr. McCrumby responded to Commissioner Trejo's question.
- Today if we do not want the 1,000-foot separation then we would need to propose a change and have that sent to the City Council or the City Council could change it once received?
 - Mr. McCrumby responded to Commissioner Trejo's question.

Chairman Springs called for a motion.

MOTION:

Commissioner Trejo motioned to affirm categorical exemption EA-CE-2023-039, and adopt a resolution recommending City Council adoption of Zoning Code Amendment ZCA-23-00004 and was seconded by Commissioner Shaw-Williams, that Resolution No. 1966

**A RESOLUTION OF THE CITY PLANNING COMMISSION
OF THE CITY OF INGLEWOOD, CALIFORNIA,
APPROVING AND RECOMMENDING TO THE CITY COUNCIL
FOR APPROVAL ZONING CODE AMENDMENT ZCA-23-
00004 TO AMEND CHAPTER 12 OF THE INGLEWOOD
MUNICIPAL CODE (IMC) TO ESTABLISH REGULATIONS
FOR FAST-FOOD RESTAURANTS CITYWIDE.**

Be approved.

The motion was carried by the following roll call vote:

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

Nays: Commissioner Rice

Ms. Wilcox explained there is no appeal process and automatically goes to the City Council.

(7) PUBLIC COMMENTS:

None.

(8) COMMISSION INITIATIVES:

Commissioner Shaw-Williams -

- Recognize the first Juneteenth Celebration, under Commissioner Rice's direction. Very well attended and outstanding.
- Councilwoman Faulk's Music Festival in Darby Park that was also very well attended, by the community and was very nice as well.

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Chairman Springs -

- Excellent community attendance to the Town Hall Meeting at the Senior Complex sponsored by Councilwoman Gray as the new Council for District One, surprised by the large outcome.
- He stated that Councilwoman Gray spoke about the upcoming street repairs coming to the neighborhoods and feels it was a very fast decision and very happy to see that notification.
- Last, he stated that he hopes that there will be the installation of speed bumps along the avenues, as there is the need to slow down the traffic. Noting that just the previous day on the Fourth of July 2023, the traffic on the avenues were very fast coming through the neighborhoods. He understands that probably this will fall under another division, but it would be great if this could all take place at once.

(9) ADJOURNMENT:

Chairman Springs called the Meeting adjourned at 8:10 p.m.

Evangeline Lane, Secretary
City Planning Commission
Inglewood, California

Approved this 6th Day
of September 2023.

Chairman Larry Springs
City Planning Commission