

**MINUTES**  
**INGLEWOOD SPECIAL PLANNING COMMISSION MEETING**  
**TUESDAY, JULY 25, 2023**

**(1) PLEDGE OF ALLEGIANCE:**

The City of Inglewood Planning Commission held its Special Planning Commission meeting on Tuesday, July 25, 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 Carolyn Fowler  
Commissioner David Rice  
Commissioner Aidé Trejo  
Commissioner Cheryl Shaw-Williams

Staff: Mindy Wilcox, AICP, Planning Manager  
Michael Pan, Assistant City Attorney  
Eddy Ikemefuna, Senior Planner  
Bernard McCrumby, Senior Planner  
Christine Rivera, Assistant Planner  
Evangeline Lane, Secretary

**(3) STAFF COMMUNICATIONS:**

Ms. Wilcox, Planning Manager stated that Item 5a no longer includes fence modifications, the Ordinance has been revised and a correction on the notice publication date in that it was published on July 14, 2023.

**(4) PUBLIC COMMENTS:**

None.

**(5) PUBLIC HEARINGS:**

**5a. ZONING CODE AMENDMENT NO. 23-00005 (ZCA23-00005) CITYWIDE:**

A public hearing to consider Zoning Code Amendment No. 23-00005 (ZCA23-00005) to modify miscellaneous regulations in Chapter 12 of the Inglewood Municipal Code related to Affordable Housing, Day-Care Regulations, Condominium Regulations, Fence 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 Shaw-Williams asked staff -

- Looking at the removal of the Special Use Permit Requirements for the Condominiums, is this a more streamlined process with you removing these constraints and making a little more simplified for whomever is applying for Condominiums?
  - Mr. McCrumby responded to Commissioner Shaw-Williams' question.

Commissioner Trejo asked staff -

- Piggybacking on the Condominium Special Use Permit is this for existing buildings or only for new construction?
- So if it applies to both, what about the existing - does it have to have a 20% affordable housing element?
- And for the new developments, is it not required for the 20%, because it is a new construction won't they have to provide the 20% or if they automatically provide the 20% then some of the requirements are exempted, correct?

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- The "other" for the Condo's is Citywide, correct?
- The modifications that the City is proposing, will this satisfy the State of California, they appear to have very tough standards?
  - Mr. McCrumby responded to Commissioner Trejo's questions.

Commissioner Rice asked staff -

- Which mandate standards are we regulating discretionary projects that are not "By-Right"?
- Feels that the Planning Commission should be able to see what is being proposed before a project is allowed to continue, exactly what will be coming into the City prior to the completion of a project, especially within the two areas the city is proposing for the affordable housing at the Westchester/Veterans and Crenshaw/Imperial.
  - Mr. McCrumby responded to Commissioner Rice's questions.
  - Ms. Wilcox also responded to Commissioner Rice's question.

Commissioner Fowler asked staff -

- How would this code amendment impact Housing for Accessory Dwelling Units or ADU's?
- Where does the 20% Affordable Housing take place - will that only be in the Westchester/Veterans and Crenshaw/Imperial areas?
- How will this new code amendment effect any outside funding from either the State or Federal for the City?
  - Mr. McCrumby responded to Commissioner Fowler's questions.

Commissioner Trejo asked staff -

- On the design standards, are they going to be following what is specific to Inglewood requirements or will they be following some state standards?
- Assuming a project with twenty percent (20%) affordable housing element comes into one of those specific areas, does that mean either the Planning Commission or the City Council will not get to see it prior to the build, because it will become a ministerial act?
  - Mr. McCrumby responded to Commissioner Trejo's 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.

Chairman Springs called for a motion.

**MOTION:**

Commissioner Trejo motioned to affirm negative declaration EA-CE-2023-083, and adopt a resolution recommending City Council adoption of Zoning Code Amendment ZCA-23-00005 and was seconded by Commissioner Rice, that Resolution No. 1967

**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-23-00005 TO MODIFY MISCELLANEOUS REGULATIONS IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) RELATED TO BY-RIGHT AFFORDABLE HOUSING PROJECTS, DAY-CARE USES, CONDOMINIUM UNITS, CITYWIDE IN CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE.**

Be approved.

The motion was carried by the following roll call vote:

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

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

**(6) NON-PUBLIC HEARING:**

**6a. DESIGN REVIEW 23-00032 (DR23-00032), 355 EAST MANCHESTER BOULEVARD.**

Design Review No. 23-00032 (DR23-00032) to allow exterior alterations, and the expansion of an approximately 5,400 square-foot commercial building on an approximately 8,500 square-foot, H-C (Historic Core) zoned property at 355 East Manchester Boulevard.

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

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

Commissioner Rice asked staff -

- This is a hypothetical question regarding the removing parking spaces and how do you justify that?
  - Ms. Rivera responded to Commissioner Rice's question.

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

Mr. Chuck Quarrels, the applicant, Mr. Chad MacGilfrey, the architect, Mr. Darren Goodwin.

Commissioner Fowler asked the applicant -

- Was hoping that the applicant would expound on what his project is about and how it will better the community?
  - Mr. Quarrels responded to Commissioner Fowler's question.

Commissioner Rice asked the applicant -

- Regarding the third floor will it be used as your personal office space for you and your staff and the remaining two floors will be for what?
  - Mr. Quarrels responded to Commissioner Rice's question.

Commissioner Trejo asked the applicant -

- Checking to ensure that for the bottom two floors that are rented out for office space, will do no modifications, changes or alterations to the exterior or interior with the putting up or taking down any walls?
  - Mr. Quarrels responded to Commissioner Trejo's question.

Commissioner Shaw-Williams asked the applicant -

- Just checking for clarification that on the third floor where the windows actually are that there will be no posters or window coverings that advertise anything, is that correct?
  - Mr. Quarrels responded to Commissioner Shaw-Williams' question.

Mr. Derrick Goodwin, who is partners with Mr. Quarrels asked to speak before the Planning Commission regarding the project.

Mr. McGilfrey, who is the architect, also stated he was available for any questions from the Planning Commission.

Commissioner Rice asked the architect -

- The stonework façade on the property, asked how will that be dealt with?
- How about concerning the exterior replacements and making the old materials and the new materials match and last?
  - Mr. MacGilfrey responded to Commissioner Rice's question.

Commissioner Trejo asked the architect -

- What about landscaping, will the project have landscaping and how will they be maintained?
  - Mr. MacGilfrey responded to Commissioner Trejo's question.
  - Ms. Rivera responded to Commissioner Trejo's question.
  - Ms. Wilcox responded to Commissioner Trejo's question.

Commissioner Rice asked the applicant and the architect -

- Questioned about HVAC's for the building and the location of the condensers on the roof and the need for screening from sight.
  - Mr. MacGilfrey responded to Commissioner Rice's question.
  - Ms. Rivera responded to Commissioner Rice's question.

Chairman Springs called for a motion.

**MOTION:**

Commissioner Shaw-Williams motioned to affirm categorical exemption EA-CE-2023-048, and adopt the attached resolution approving Design Review 23-00032 (DR23-00032) subject to 8 conditions and was seconded by Commissioner Trejo, that Resolution No. 1968

**A RESOLUTION OF THE CITY PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AN APPLICATION BY CHADD MACGILFREY, FOR DESIGN REVIEW 23-00032 (DR23-00032) TO ALLOW EXTERIOR ALTERATIONIS AND EXPANSION OF AN APPROXIMATELY 5,400 SQUARE-FOOT COMMERCIAL BUILDING ON AN 8,500 SQUARE-FOOT H-C (HISTORIC CORE) ZONED PROPERTY LOCATED AT 355 EAST MANCHESTER BOULEVARD.**

Be approved.

The motion was carried by the following roll call vote:

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

Ms. Wilcox explained the appeals process.

**(7) COMMISSION INITIATIVES:**

Commissioner Fowler -

- Great day in the neighborhood, and wanted to thank the community for coming to the Planning Commission meeting this evening and for bringing the youth/children with them to let them see our City Government at work.

Commissioner Trejo -

- The Cinépolis Opening - was amazing and very impressed with the theater, and the IMAX was incredible, along with the landscaping, was very nice, all of it was beautiful. I hope that all new projects that come into Inglewood, will have landscaping that will enhance their buildings and enhance the City and thank you staff for all of the improvements that have been going on in the City.

Commissioner Shaw-Williams -

- I totally agree with Commissioner Trejo, Cinépolis was amazing.
- Also, wishing everyone a happy and safe weekend.

Chairman Springs -

- Also wanted to piggyback on that statement as well about the Cinépolis opening and the IMAX was phenomenal, and if you live in the City or not, come and enjoy a great movie. Was happy to see several of the Planning Commissioners that were there along with some of the City Council members.

**(9) ADJOURNMENT:**

Chairman Springs called the Meeting adjourned at 7:47 p.m.

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Evangeline Lane, Secretary  
City Planning Commission  
Inglewood, California

Approved this 6th Day  
of September 2023.

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Chairman Larry Springs  
City Planning Commission