

PARKING AND TRAFFIC COMMISSION

Minutes of September 24, 2008

COMMISSIONERS

Michael Benbow, Chairperson
Norris Turner, District 1
Elizabeth Weaver, District 2
Charles Coronado, District 3
Lynette Lewis, District 4

STAFF MEMBERS

Alan Mai, Associate Traffic Engineer
Tunisia Johnson, Secretary

I. Meeting was called to order by Chairman Michael Benbow at 7:07 p.m.

- a. Roll-Call: Four Commissioners were in attendance. Commissioner Elizabeth Weaver was absent.
- b. Approval of Minutes: Commissioner Coronado moved that the minutes of July 23, 2008 be approved. Commissioner Turner seconded the motion. The motion was approved with a 3-0 vote.

II. Referrals from City Council or City Departments: None

III. Public Hearings: None

IV. Other Business:

a. Case Studies In Urban Parking Presentation

Commissioner Benbow discussed some of the things that drive up costs of parking in Inglewood and the difference between those costs with the cities that surround the City. Mr. Benbow introduced Michael Anderson, President, Base Architecture and asked Mr. Anderson to discuss these costs compared to Inglewood to find out what they charge. A presentation to explain some of these problems developed in the downtown areas of Culver City and Santa Monica and how costs can be lowered that would be helpful to Inglewood.

Mr. Anderson discussed the programs of other cities surrounding Inglewood and stated this program will be located at Market and Regent Streets. Inglewood's parking codes require that the minimum price of this complex should be \$450,000 due to parking cost. In Culver City one can do this and not have to provide the same amount of parking spaces.

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In response to a query from Commissioner Turner about the cost of building units in different cities, Mr. Anderson explained it is an average direct construction cost. The cost would be higher due to different parking requirements in Inglewood. Santa Monica, Playa Vista, and Culver City's parking requirements are different from Inglewood. The cost would be defrayed by matching at least Culver City or downtown Los Angeles' parking requirements.

Commissioner Turner wanted clarification of \$400,000 in Inglewood and \$300,000 in Culver City and how we defray cost.

Mr. Anderson stated what would make the difference would be matching the parking requirements with those of downtown Los Angeles, Culver City and Santa Monica as these cities require less parking spaces for condos than that of Inglewood.

Commissioner Turner asked if the 3.00 was for per day only.

Mr. Anderson said it is when you leave in an hour. It changes for Culver City whereas in Santa Monica it does not. Santa Monica has turned parking into a revenue source that encourages developers to go there even though land cost is high. Inglewood has the space to do this but is being undercut.

Commissioner Lewis asked giving the mix use of the selling and the housing market and where it is today, what are some options you give when the properties on the market and the parking structure is developed.

Mr. Anderson said there needs to be a strategy in place when you build your project and when it comes on line, as this is critical as to how successful it will be.

Mr. Anderson asked that the Commissioners strongly recommend the parking codes be more like the cities surrounding Inglewood, e.g., Culver City, etc.

In reply to a question asked by Commissioner Lewis on whether the parking structure will be underground, Mr. Anderson said yes, it would be one level underground.

Commissioner Coronado said the Commissioners do not have the power to demand this project for the City.

Mr. Anderson said in some ways we do. He explained to Commissioner Coronado how this could be accomplished by having the same policies that Culver City and Santa Monica have.

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Commissioner Lewis asked Mr. Anderson about the drawings and sites.

Mr. Anderson explained how the real estate market worked and must deal with parking structure first before going into developing the area.

Commissioner Benbow stated this is a long term plan to develop Inglewood.

Commissioner Lewis said she thinks we should look at that.

Commissioner Coronado suggested we meet again to discuss this subject further.

Commissioner Benbow made a motion that we meet again on this subject, and Commissioner Coronado seconded it.

NOTE: A vote was never taken by the Commissioners on this motion.

Commissioner Turner recommended that all the commissioners come together to discuss various projects with the Planning Department.

Commissioner Benbow said a special meeting would have to be called. Otherwise, it would be a violation of the Brown Act.

Other Business – None

Public Comments – None

Commissioner Initiatives: None

Meeting was adjourned at 8:10 p.m.