MINUTES INGLEWOOD PLANNING COMMISSION REGULAR MEETING WEDNESDAY, FEBRUARY 6, 2013

(1) PLEDGE OF ALLEGIANCE:

The City of Inglewood Planning Commission held its regular meeting on Wednesday, February 6, 2013, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by Commissioner Springs, the meeting was called to order at 7:02 p.m.

(2) ROLL CALL:

The roll was called:

Present: Chairman George Dotson

Commissioner Richard Heath Commissioner Aide Trejo Commissioner Terry Coleman

Excused Absence: Commissioner Larry Springs

Staff: Linda F. Tatum, AICP, Planning Manager

Jeff Lewis, Assistant City Attorney

Christopher E. Jackson, Sr., Senior Planner

Mindy Wilcox, AICP, Senior Planner

Laura Zingg, Planner

Evangeline Lane, Acting Secretary

(3) COMMUNICATIONS:

Ms. Linda Tatum, AICP, Planning Manager, stated:

- No communications was received for any item on the agenda.
- A continuance of Item 5A is requested by the applicant.
- The Appeal filed for SP/PAD-1169 for reuse of the building at Crenshaw Boulevard and 84th Street has been withdrawn.

(4) PUBLIC COMMENTS:

None.

(5a) SPECIAL USE PERMIT NO. 1165 (SP-1165) 716-724 NORTH LA BREA AVENUE:

A continued public hearing to consider an application by Wonag Haile Michael for Special Use Permit No. 1165 (SP-1165) to allow shared parking for infrequent users for a private club/events center on the second floor of an existing shopping center on C-2 (General Commercial) zoned property located at 716-724 North La Brea Avenue.

(This item is requested, by the applicant, to be rescheduled to the March 6, 2013 Planning Commission meeting.)

MOTION:

Commissioner Heath made a motion to continue 5A by the request of the applicant to March 6, 2013 Planning Commission meeting and was second by Commissioner Coleman.

The motion was carried by the following roll call vote:

Ayes: Commissioners Heath, Coleman and Chairman Dotson

Noes: None

(5b) SPECIAL USE PERMIT NO. 1166 (SP-1166) 3333 WEST MANCHESTER BOULEVARD.

A continued public hearing to consider an application by Larry Pierce for Special Use Permit No. 1166 (SP-1166) to allow the addition of 392 square-feet to an approximately 2,424 square-foot beauty salon on a C-2 (General Commercial)zoned property located at 3333 West Manchester Boulevard.

Ms. Tatum introduced Ms. Laura Zingg, Planner for the staff presentation.

After Ms. Zingg gave staffs presentation Chairman Dotson asked if there were any questions for staff.

Commissioner Coleman asked how many of the parking slots are designated for the handicapped and where would those designations be on the parking lot and also would the parking lot be resurfaced.

Ms. Zingg stated that there are 27 spaces but none are designated for handicapped use. During site plan review and/or plan check Planning and Building division staff will ensure that handicapped spaces are designated and the parking lot is resurfaced, as required by code.

Commissioner Coleman asked when the addition to the building was added.

Ms. Zingg stated that she believes the Building Inspectors noticed the unpermitted addition six-seven months prior.

Commissioner Trejo asked whether the rear addition is being utilized for storage only.

Ms. Zingg stated yes.

Chairman Dotson asked what about this building is considered to be art deco.

Ms. Zingg stated that the building is within the Art Deco Overlay Zone and the Commission may determine if the Art Deci standards are applicable to the subject addition.

Commissioner Heath asked if the applicant could add art deco features to the façade of the building.

Ms. Zingg noted that the applicant is not present and staff did not know if they wanted to add art deco features.

Commissioner Trejo asked whether the beauty supply store at 3317 Manchester mentioned in November 2012 was still in operation next door.

Ms. Zingg stated that the beauty supply store is in operation, but that the existing/subject nail salon is legal non-conforming.

Commissioner Trejo asked about a previous staff report where a 2,000 square foot addition was approved in 2006, and a condition of approval was that façade improvements be made in an art deco style. She noted that neither the addition nor the façade treatments were completed.

Ms. Zingg answered that is correct.

Commissioner Trejo asked if the applicant is in violation of the conditions imposed in 2006.

Ms. Zingg stated that the applicant requested the 2000 square foot addition but since the addition was not built, the City was not aware if the City could impose the condition for the art deco style on the façade.

Commissioner Trejo stated they just did some façade improvements.

Ms. Zingg stated yes.

Chairman Dotson opened the public hearing and asked for the applicant to come forward and address the Planning Commission.

There was no applicant present.

Chairman Dotson asked if there was anyone present to speak for or against this project, there was no one.

Chairman Dotson closed the public hearing and asked for staff recommendations.

Ms. Tatum gave the staff recommendation.

Chairman Dotson asked Ms. Tatum how the nail salon and beauty supply store were allowed so close to one another.

Ms. Tatum stated that both the nail salon and the beauty supply both were opened prior to the code requirement for nail salons to obtain a special use permit. Therefore both businesses are legal non-conforming, and not subject to an SUP so long as they continue operating.

Commissioner Trejo asked could the commission be allowed to consider the fact that there is a nail salon beauty salon within the 300 feet.

Ms. Tatum stated that the commission could look at that issue but that determination would not have any relevance on the action for approval of the expansion that is before the commission this evening.

Commissioner Trejo asked why not.

Ms. Tatum stated that legal non-conforming businesses are allowed to be maintained as long as they continue the use.

Commissioner Trejo asked about the 324 square feet that the applicant is coming before the commission about is this to be considered something new.

Ms. Tatum stated that the request is to expand an existing use, and an SUP is needed for the expansion. So the commission could

deny the SUP based upon appropriate factors, but not the nail salon use, in and of itself.

Commission Trejo asked could the commission limit the use of the space for storage only.

Ms. Tatum said yes, and that is what the applicant has indicated as the purpose of the addition.

Chairman Dotson what the commission can do.

Ms. Tatum stated that the nail salon and the beauty supply are both legal non-conforming and so the commission may not preclude the applicant from continuing that same use but they can make the determination to not allow the expanded floor area; and/or to allow the expanded area and restrict it to storage only.

Commissioner Coleman stated that the applicants business is covered with large signs and postings in the windows and with Manchester Boulevard as a main thoroughfare to LAX it would be nice to add a condition that the applicant clear the signage.

Commissioner Heath stated that sometimes the commission does not have good success with asking some applicants to clean up illegal signage and he wonders if there is any interest with the commission in having the applicants' illegal back-end storage addition removed. With the applicant not being present yet again for this public hearing and being seemingly unwilling to work with staff and present to the Commission—they do not seem serious about the SUP process. He stated these were just his thoughts at this point.

Chairman Dotson stated that he was in agreement with that statement.

Attorney Jeff Lewis stated that it is within the rights of the Commission to deny this SUP but that there would have to be conditions for the denial that speak directly to the SUP request.

MOTION:

Chairman Dotson made the motion to deny Special Use Permit No. 1166 (SP-1166) and denying Categorical Exemption EA-CE-2012-53 due to there being poor attention to the aesthetics of the building, illegal construction of the addition in the rear, the existing nail salon less than 300 feet away, the poor condition of the parking lot, lack of striping, and lack of handicapped parking spaces, and the absence of the applicant to present the request at any of the three public hearings. It was seconded by Commissioner Coleman that Resolution No. 1668

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, <u>DENYING</u> A SPECIAL USE PERMIT TO BARRY PIERCE, TO ADD 392 SQUARE FEET TO AN APPROXIMATELY 2,424 SQUARE FOOT BEAUTY SALON ON A C-2 (GENERAL COMMERCIAL) ZONED LOCATED AT 3333 WEST MANCHESTER BOULEVARD.

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Heath, Trejo, Coleman and Chairman

Dotson

Noes: None

Ms. Tatum explained the appeals process.

(5c) ZONING CODE AMENDMENT 2012-06 (ZCA-2012-06) CHAPTER 12 IMC.

A continued public hearing to consider Zoning Code Amendment 2012-06 (ZCA-2012-06) to Chapter 12 of the Inglewood Municipal Code to establish regulations for farmers markets as a use in the Civic Center (CC) Zone.

Ms. Mindy Wilcox made the staff presentation.

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

Commissioner Coleman stated that the report says that a certified farmers market must be operated by a local government agency which is the City of Inglewood and asked if the City is the certified operator, and if the local schools such as Inglewood High School and Crosier Middle School were used, who will pay for the use of the school properties, clean up, and security. He asked if it will be the City or will it be a joint effort with the Inglewood School board.

Ms. Wilcox stated that the farmers market would be operated by a local non-profit that that expressed interest in operating the farmers market. The City would enter into a memorandum understanding with the non-profit that would be responsible for running it. She said that if the schools were interested in operating a farmers market, they could do so without any City involvement. She noted that this code amendment requires farmers markets to be operated on City-owned property.

Commissioner Coleman asked if Inglewood PD would provide security and Public Works would provide cleanup.

Ms. Wilcox said that these details have not been worked yet, but operation of the farmers market would be reviewed by the police and fire departments as a requirement of the memorandum of understanding and would be put through the same review that a project goes through under permits and licensing committee, including security.

Commissioner Coleman asked whether the operator would complete an application form that informs the City who is responsible for performing these functions.

Ms. Wilcox stated yes, that is correct.

Commissioner Trejo asked about the experience of the non-profit in operating a farmers market and if it could be operated by an entity that never operated a farmers market. She also asked who determines the qualifications of the operator and who determines whether produce is locally grown, distance requirements, and pesticide use, and who monitors these things.

Ms. Wilcox stated that the entity that runs the markets must be licensed by the state as a certified farmers market and the state monitors that the produce is being received from farmers directly and only a certified organic farmers or certified

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organic markets would have no pesticides so it would just be sellers that may have the certified organic title to their produce.

Commissioner Trejo asked how the City will be ensured that the non-profit organization is certified and if any group can sell their produce, and who determines these things.

Ms. Wilcox stated that since the farmers markets will be operated on City-owned property and the City would control the operator through the memo of understanding. There is only one operator at present, and the City would confirm that they have state certification before executing the memo of understanding.

Commissioner Trejo asked if the City will determine what could be sold at the farmers market to ensure that they do not turn into a swap-meet.

Ms. Wilcox stated yes that is correct.

Ms. Tatum stated that the City had similar concerns, so the amendment is written to address these issues. She noted that there will be some other non-food events occurring such as composting along with nutrition and healthy eating and other educational opportunities to support the farmers market.

Chairman Dotson opened the public hearing and asked if there was anyone to speak for or against the project to please come forward.

For:

• Mr. Derek Steele, Social Justice Learning Institute, 664 East Regent Street.

Chairman Dotson closed the public hearing and asked for staff recommendation.

Ms. Tatum gave the staff recommendation.

Chairman Dotson asked for a motion from the Planning Commission.

MOTION:

Commissioner Trejo made a motion to adopt recommending City Council adoption of Zoning Code Amendment 2012-06 (ZCA-2012-06) and affirming Negative Declaration EA-ND-2012-76 and seconded by Chairman Dotson allowing Resolution No. 1669

A RESOLUTON OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, THE ADOPTION OF NEGATIVE DECLARATION EA-ND-2012-76 AND APPROVING ZONING CODE AMENDMENT ZCA-2012-06 TO AMEND ARTICLES 1 AND 13 OF CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO ESTABLISH FARMERS MARKET REGULATIONS.

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Heath, Trejo, Coleman and Chairman

Dotson

Noes: None

Ms. Tatum explained there was no appeal process.

(5d) ADOPT INGLEWOOD ENERGY AND CLIMATE ACTION PLAN (ECAP).

A public hearing to consider adoption of the Inglewood Energy and Climate Action Plan.

Ms. Mindy Wilcox made the staff presentation.

Commissioner Coleman asked about capturing water from hydrant tests and what types of replacement street lighting will be used.

Ms. Wilcox responded that induction lighting and LED lighting is used for replacement street lights.

Commissioner Coleman inquired whether there is anything we can do about long periods of diesel truck idling.

Commissioner Trejo asked how the strategies proposed in the ECAP compare to LEED development standards. She also inquired whether the ECAP applies to both existing and new buildings since Inglewood is not likely to see a great deal of new construction after Hollywood Park is built.

Ms. Wilcox responded that the development standards proposed in the ECAP are comparable to LEED standards and she deferred to Matt Burris of Matt Raimi and Associates, the City's ECAP Consultant, for more information on LEED. Ms. Wilcox also advised that a key component of the ECAP is to encourage energy savings in existing buildings and the ECAP includes a number of programs towards this effort.

Commissioner Heath asked whether there are any obstacles to replacing more street lights in the City.

Ms. Wilcox replied that all lights off the major corridors are owned by Edison and one of the action items laid out is to coordinate with Edison to request the replacement of the lights.

Chairman Dotson advised that any replacement lighting needs to be bright enough to allow sufficient light at night.

Chairman Dotson opened the public hearing.

Mr. Matt Raimi responded to previous questions and provided additional information regarding hydrant test valves, street lighting, idling trucks, and LEED development standards.

Commissioner Coleman commented on police enforcement of idling trucks.

Mr. Raimi advised one approach in his City has been to include limitations on idling as a condition of approval.

Commissioner Heath advised enforcement is sporadic and the trucking industry does sometimes use small secondary engines in lieu of idling. He also commented on benefits of test valve drainage.

Chairman Dotson closed the public hearing.

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Ms. Tatum gave the staff recommendation.

Chairman Dotson asked for motion from the Planning Commission.

MOTION:

Motion by Commissioner Trejo to approve the draft resolution recommending that the City Council adopt the Negative Declaration EA-ND-2012-81 and the Inglewood Energy and Climate Action Plan and was seconded by Commissioner Coleman that Resolution No. 1670 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT NEGATIVE DECLARATION EA-ND-2012-81 AND APPROVE A RESOLUTION TO ADOPT THE DRAFT INGLEWOOD ENERGY AND CLIMATE ACTION PLAN (ECAP)

be approved.

VOTE:

The motion was carried by the following roll-call vote:

Ayes: Commissioners Heath, Trejo, Coleman and Chairman

Dotson

Noes: None

(6) DESIGN REVIEW NO. 74 (DR-74) 3333 WEST MANCHESTER BOULEVARD.

A continued request for Design Review No. 74 (DR-74) to allow the 392 square-feet addition to an approximately 2,424 square-foot beauty salon on a C-2 (General Commercial) zoned property located at 3333 West Manchester Boulevard.

MOTION:

Chairman Dotson made the motion to deny Design Review No. 74 (DR-74), due to there being poor attention to the esthetics of the building, an illegal build of the additional storage area in the rear, the additional nail salon less than 300 feet away, the parking lot in very poor condition along with no stripping and no handicapped parking spaces designated and that there has been no applicant present to any of the public hearings for the past three months and this was seconded by Commissioner Coleman that Resolution No. 1671

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, <u>DENYING</u> A DESIGN REVIEW FOR BARRY PIERCE, TO ADD 392 SQUARE FEET TO AN APPROXIMATELY 2,424 SQUARE FOOT BEAUTY SALON ON A C-2 (GENERAL COMMERCIAL) ZONED LOCATED AT 3333 WEST MANCHESTER BOULEVARD.

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Heath, Trejo, Coleman and Chairman

Dotson

Noes: None

Ms. Tatum explained the appeals process.

(7) TREE PLANING REQUIREMENTS OVERVIEW.

Tree Planting Requirements. Overview of the City's tree planting policies and regulations.

Ms. Tatum stated that Ms. Mindy Wilcox, Senior Planner gave the staffs presentation.

Chairman Dotson asked if there were any questions for staff.

Commissioner Coleman asked are there certain types of trees that are not allowed to be planted on the parkways and medians and on the parking lots.

Ms. Wilcox stated that she believes that the parks administration is endeavoring not to plant Fichus trees but there is no codification in any way but in the parkways there are certain types of trees that are recommended or would like to see.

Commissioner Trejo stated that the new palm trees that have been placed on the medians look very nice and will really look great as the years go by. She also asked about how in the staff report your overview stated that some of the codes and requirements are not consistent and can this overview mention that our codes and requirements should be consistent so that every code that is looked at will be the same.

Ms. Wilcox stated yes that can be done.

Chairman Dotson stated that a 15 gallon should be the smallest tree that will be allowed in the shopping center parking lots. Is there any way that the City can stipulate that if there will be a shopping center built there must be a minimum of 15 gallon trees.

Commissioner Heath stated he agrees about the 15 gallon and ask if there can be a regulation added or maybe during the design review process the commission will address the issue.

Chairman Dotson stated that if it is in writing that builders and contractors that come to the City will already know what is expected of them before they come in to do projects.

Commissioner Trejo stated that she agrees with the Chairman that if it is in writing it will help to streamline the review process because the builders and contractors will see that the City has certain standards.

(8) PUBLIC COMMENTS:

Chairman Dotson asked if there was anyone else who wished to address the commission.

There were none.

(9) PLANNING COMMISSION INITIATIVES:

Commissioner Coleman:

• The Tree Giveaway was a great success on January 27, 2013.

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Chairman Dotson:

- Abuse and saturation of signs and banners at the building just to the rear of the Shell Gas Station at the corner of Manchester and Crenshaw Boulevards.
- Big Lots also has trash all over the parking lot and they are not picking up and keeping the area clean.

Ms. Tatum stated that she will inform code enforcement.

Commissioner Trejo:

• Angelica's Restaurant, Arbor Vitae near the 405, there is a signage abuse issue.

Ms Tatum stated that she will bring it to the attention of code enforcement.

(10) ADJOURNMENT:

There being no further business Chairman Dotson declared this meeting adjourned at 8:28 p.m.

Evangeline Lane, Acting Secretary City Planning Commission Inglewood, California

Approved this 3rd Day of April, 2013

Chairman George Dotson City Planning Commission