

**MINUTES**  
**INGLEWOOD SPECIAL PLANNING COMMISSION**  
**MEETING**  
**WEDNESDAY, JUNE 12, 2013**

**(1) PLEDGE OF ALLEGIANCE:**

The City of Inglewood Special Planning Commission held its special meeting on Wednesday, June 12, 2013, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by Commissioner Larry Springs, the meeting was called to order at 7:12 p.m.

**(2) ROLL CALL:**

The roll was called:

Present: Commissioner Larry Springs  
Commissioner Aide Trejo  
Commissioner Terry Coleman  
Acting Chair Commissioner Richard Heath

Staff: Linda F. Tatum, AICP, Planning Manager  
Ken Campos, Assistant City Attorney  
Christopher E. Jackson, Sr., Senior Planner  
Mindy Wilcox, AICP, Senior Planner  
Eddy Ikemefuna, Planner II  
Laura Zingg, Planner  
Arturo Salazar, Assistant Planner  
Evangeline Lane, Acting Secretary

**(3) APPROVAL OF MINUTES:**

Commissioner Trejo made a motion that was seconded by Commissioner Coleman to approve the Planning Commission meeting minutes of April 3, 2013 with corrections.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, Coleman and Acting Chair  
Commissioner Heath

Noes: None

**(4) COMMUNICATIONS:**

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

- There are communications received by staff for Item 6D, regarding Special Use Permit No. 1180 (SP-1180), a letter from Michael J. Smalls and Company.

**(5) PUBLIC COMMENTS:**

None.

**(6a) SPECIAL USE PERMIT NO. 1175 (SP-1175) 413 & 417 NORTH MARKET STREET:**

A continued public hearing to consider an application by Steven Stapakis, for Special Use Permit No. 1175 (SP-1175) to allow a 12-Unit condominium project on a 18,979 square-foot R-3

(Multiple-family residential) zoned property located at 413 and 417 North Market Street.

After Planner Laura Zingg gave staffs presentation, Acting Chair Commissioner Heath asked if there were any questions for staff.

Commissioner Coleman asked about the water feature area, if staff knew how deep it would be and stated that he was concerned about children in the area.

Ms. Zingg stated that staff did not have any technical drawings at present as they will be submitted for Site Plan Review in the Building Division.

Acting Chair Commissioner Heath opened the public hearing and asked the applicant to come to the microphone and address the Planning Commission.

Mr. David Carter, the architect for the project stated that per the previous recommendations of the Planning Commission, several things had been taken care of including the articulation of the sides of the buildings facing the street by cantilevers over the space adding windows and roves and creating more overhangs and it looks more like the front of the building is facing the street along with more amenities at the rear of the apartments by adding a couple of barbeque stands, some benches, tables and a water fountain in place of a pool or Jacuzzi. Also, the units facing the streets have been increased in size slightly because of the cantilever over the parking space, and so we made the adjustment to the square footage of the plans.

Commissioner Trejo said that she several months back when this project came before the Planning Commission, the applicant stated that they would provide additional landscaping at the entry portion where the driveways are, for a separation of the units and have they decided to do this.

Mr. Carter stated that the Fire Department wanted the entire driveway area clear of any obstruction, so the decision is now no.

Commissioner Trejo stated that the new attention to detail and the new design looks very good and thank you.

Commissioner Coleman asked if in the barbeque grills that are being provided for the tenants is either gas or charcoal, and if charcoal, who is responsible for the clean-up and upkeep of the barbeque grill area?

Mr. Steven Stapakis stated that they will be gas fixed barbecue grills.

Commissioner Springs asked about the water fountain and is it a fixed water fountain with circulating water, does it require any chemicals to keep it clean and last, is there an area designated for children to play safely?

Mr. Carter stated yes the fountain will have re-circulating water pump to keep the water flowing, and it does require a purification filtering system that has a floating chlorine bottle that is changed monthly by a maintenance operator and with regards to the children, there is a tot lot area in the corner for them with playground equipment.

Acting Chair Commissioner Heath asked if the Fire Department Officials asked the applicant if they would enlarge the driveway width beyond their original intentions and city building code regulations and roughly how much square footage was lost in the construction.

Mr. Carter stated yes, and that the first two unit's driveways are slightly larger at about two feet per unit across the front of the units, maybe a square-foot per unit, per the Fire Departments direction.

Acting Chair Commissioner Heath asked if there was anyone from the public who wanted to speak for or against this project to come forward, and there was no one, so he closed the public hearing and asked for staff recommendations.

Ms. Tatum explained the staff recommendations.

Acting Chair Commissioner Heath asked for a motion from the Planning Commission.

Commissioner Coleman asked if it would be allowed to make a motion to include both the public hearing Item 6A and the tentative tract map Item 7 together as one?

Ms. Tatum stated that the Commission may vote approval for both at this time so long as they do two separate motions and votes for approval.

**MOTION:**

Commission Trejo moved that the Commission adopt the attached Resolution approving SP-1175, subject to the eleven conditions and second by Commissioner Coleman that Resolution 1677;

**A RESOLUTION OF THE CITY PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
APPROVING A CERTAIN SPECIAL USE PERMIT TO  
STEVEN STEPAKIS TO ALLOW A TWELVE-UNIT  
CONDOMINIUM PROJECT ON R-3 (MULTIPLE FAMILY  
RESIDENTIAL) ZONED PROPERTY AT 413-417 NORTH  
MARKET STREET.**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, Coleman and Acting Chair Commissioner Heath.

Noes: None

Ms. Tatum noted the appeal procedure.

**(6b) SPECIAL USE PERMIT NO. 1176 (SP-1176) 8451 SOUTH CRENSHAW BOULEVARD:**

A continued public hearing to consider an application by Michael G. Stewart, representing One Crenshaw, LLC, for Preliminary Planned Assembly Development (PAD) via Special Use Permit No. 1176 (SP-1176) to allow the conversion of a previously approved private school and recreational use that is currently vacant to a shopping center with four tenant spaces on a 1.6-acre site

located in the C-2 (General Commercial) and P-1 (Automobile Parking) zone property located at 8451 South Crenshaw Boulevard.

Mr. Eddy Ikemefuna, Planner II, made the staff presentation. Commissioner Springs asked Mr. Ikemefuna about the applicants meetings with the members of the Around the Block Club, and if there was any information on the discussion or can the applicant answer this question.

Mr. Ikemefuna stated that since the applicant is present that they should be the ones to address this question.

Acting Chair Commissioner Heath opened the public hearing and asked the applicant to come to the microphone and address the Planning Commission.

Mr. Michael G. Stewart, representative of One Crenshaw, LLC, along with Mr. James Books, representative of CBRE Realty regarding marketing efforts, came forward to address the Planning Commission. Mr. Stewart stated that One Crenshaw, LLC, has already put in up to \$300,000.00 worth of building improvements along with parking lot improvement by resurfacing and restriping and the installation of new roofing, lighting, first class glazing on new veneer windows along with going out into the community to speak with several businesses as well as meeting with the Around the Block Club and several other community members. He also stated that the reason for the request for the Preliminary Planned Assembly Development (PAD) so that the applicant along with CBRE Realty can further their search for a national chain and/or brand that will want to locate its business, with up to four businesses at this location, which will bring jobs and create tax thriving businesses for the City of Inglewood.

Mr. Books stated as representative of CBRE Realty which is an international brokerage firm and the reason for their interest in this particular property is mainly to assist the previous owners of the property which was Academy Cathedral Church and also surrounding communities here in the Inglewood area of Urban Los Angeles where there is a void of national businesses and to assist with thriving and growth both economically and financially and to be involved with businesses either directly or indirectly by introducing them to locations and areas where this can occur.

Mr. Stewart stated that in closing what the Planning Commission is seeing before them is the efforts of the One Crenshaw, LLC, by one bringing economic development to this location, by two bringing new jobs to the area and by three to set up a catalytic development which will spur further economic development and would like to bring national chains who will bring marketable goods to the community and the City of Inglewood.

Acting Chair Commissioner Heath asked if there were any questions.

Commissioner Trejo stated she had a question for both Mr. Stewart as the representative for the applicant along with the planning staff and stated that she looked at the staff report and it has an application for a possible shopping center with one and up to four tenants and that she also heard Mr. Stewart mention that this project is being looked at to possibly house from one to up to four tenants and the question to staff is this something that the Planning Commission will need to know what

the definite use will be as it relates to either one or up to four tenants spaces prior to deciding their findings.

Ms. Tatum stated that there is no requirement that the Planning Commission know the exact number of tenants who might occupy the space as long as the Commission describes the maximum amount of tenant space, it is at the Commission's discretion.

Commissioner Trejo stated that there was a bit of confusion with the expanded presentation about the enhanced parking and the lease with the church.

Mr. Stewart stated that the property has 102 parking spaces ready now at this point, but there is a desire to have either a use or lease of some of the church property for more parking in order to expand the parking area.

Mr. Books stated that a consistent message that was received at each of the meetings with the community was to have a national chain sit down type restaurant to be introduced at that location and typically most of the restaurants that everyone has in mind has a ten to one parking requirement which is not available at this particular property so there was a concerted effort to obtain some additional parking from the church either by a lease or parking agreement but those efforts prove to not be feasible at that time and so that was the reason for the outreach.

Commissioner Trejo stated that with regards to the security at the location and although in the presentation this evening it was mentioned that with the site plan review the details of security at the site would be further discussed, she would like and feels that her colleagues would also like to hear some of the details tonight about the security that is planned for the project. She stated that hopefully there will be a security system with cameras, and then with the site plan review it will ensure that this will be provided.

Mr. Stewart responded that the applicant does agree with security cameras.

Commissioner Coleman stated that he was listening for some of the details of the various meetings that were held with the community and other business leaders in the area and stated that he too has spoken to several of the people in that community and they have stated that what is wanted most of all at that site is a Trader Joes. He said that there have been conversations in the past with Trader Joes who have stated back then that there is a Trader Joes in the Westchester area and feels that location is close enough to service the citizens of Inglewood and that he disagrees with that statement.

He also stated with regards to security cameras and the type of security that will be best utilized at this particular location would definitely depend upon what type of businesses that will open at the site. He said if the tenant turns out to be a jewelry store then there best bet would be to have live security personnel along with maybe more than four stationery security cameras.

He stated that he is very interested in knowing at least the different types of businesses that have been approached about this site and location.

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Mr. Stewart stated that when they receive correspondence from the people in the community they make sure to attempt to adhere to their request. He stated that he had some correspondence from Ms. Maxine Toller of the Around the Block club and some of the places that were stated in their letter were Starbucks, Subway, Panera Bread, Veggie Grill, Coffee Bean, Trader Joes, Sprouts, Health food Stores, Grocery Stores, a Home Goods, restaurants such as Olive Garden, El Torito, Chipotle, Denney's or a 24 hour sit down and also take out restaurant, Soup Plantation, Pinkberry, Yogurtland, Saladbar, which was one of the main reasons they were looking into obtaining more parking. Also what was also mentioned that the community was not interested in was a swapmeet, dry cleaners, nail shop, beauty supply store, donut shops, neither a bank. He stated that as far as security is concerned the applicant will specify as they work with the planning staff to go with the number of frontline types of businesses.

Mr. Books stated that this is not just a one-offer or single offer deal for any one and that a lot of people involved in the project have an active interest in empowering and bettering the Inglewood community. He stated that both he and Mr. Stewart active work along the entire Crenshaw corridor and every group in the neighborhood have all stated that Crenshaw deserves a Trader Joes. In speaking to the corporate offices of Trader Joes in seven different attempts, the response is that although they have received acknowledgement of the request for a Trader Joes at this time Inglewood is to be serviced by the Culver City office and that this particular site does not qualify for a Trader Joes. R-Ranch Market as well as Sprouts are other independent stores who have stated that even though Inglewood would be a nice location that this sites layout does not meet the scale size for their requirements especially with the Fox Hills location doing very well. He stated that the square footage of the site is only at 22,000 and most grocery chains now set a minimum of 42,000 plus. Stated that all of the drug stores approached like the property but are concerned about the median along Crenshaw Boulevard with regards to access. He also stated that in speaking with Mayor Butts the median was placed as a safety barometer for that area and if there were to be a change it would require an extensive traffic study which is very costly and at one time the developer was interested in doing in order to vacate the median, but at this present time it would still be 50/50 if the study was conducted if it would be approved as of this moment without that curb cut neither Walgreens or CVS is interested in the site.

Mr. Books stated that this has been an ongoing process to approach the selling of this property in the past which predates before the current owners took possession of the site and since the time of meeting with the commission and the outreach with the neighborhood and additional outreach from the city tenants in the area the desire is for Panera Bread, Coffee Bean, etc., and at one point the idea behind going from one to four units was to get flexibility in the event obtain a Coffee Bean and maybe provide an end-cap and still provide an anchor type attendant to service the project. So the owners are trying to think outside of the box and are open to any suggestions.

Acting Chair Commissioner Heath open the public hearings for anyone to speak for or against this project.

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Ms. Maxine Toller, 3491 West 82nd Street, Inglewood, Vice President of the Around the Block Club, and the person who wrote the letter to Mr. Stewart, Mr. Books and the developer.

- Several questions regarding the property and after meeting with Mr. Stewart and the developer there was conversation regarding the existing fencing around the property and wanted to have it at a lower height since currently it is at six feet which seen rather unattractive and unsightly. Also in the renderings of the property there are drawings about the landscaping of the property and was not sure if this will be done in lieu of the current fencing or if the fence will remain or modified.
- Also if the property is divided into four spaces for businesses if the developer could provide some examples showing how the square footage would house the various businesses, believing that two spaces would have a larger square footage while the other two would have smaller square footage space if the developer could give examples about the various businesses that are looking at the site, and if the decision would be for only two spaces then the types of businesses that are interested would be very helpful.

Ms. Elaine Britt, member of Academy Cathedral, Inglewood, Ca.,

- Just wanted to clarify about the letter that the church sent to the applicant regarding not being able to offer additional parking since there is no knowledge of the churches schedule ahead of time along with any activities from month to month and not to mention year to year, it just is not feasible to tie up any parking spaces.
- Would also like to mention that one of her main concerns is that the applicant might become discouraged and allow the building to be left vacant and the many problems that will cause the neighborhood. She is asking that the commission assist the applicant in any way possible to make sure that they are allowed to complete their project. She stated that the building now looks amazing compared to when the church owned the building.

Acting Chair Commissioner Heath closed the public hearings and asked for staff recommendations.

Ms. Tatum gave the staff recommendation.

Acting Chair Commissioner Heath asked for a motion.

Commissioner Springs asked what is being voted upon this evening and does it include the changing of the zoning for this particular property and second if this is approved the applicant will come back to the commission to show more plans as far as who their tenants will be?

Ms. Tatum stated that this evenings vote is regarding the allowance of a commercial operation to occupy the existing vacant building and the zoning will remain the same and that it is not a requirement of the applicant to come back before the commission to identify who their tenants will be but it is what they intend to do per earlier testimony. Essentially that is what the PAD process requires the planning commission to consider a preliminary plan which is what is being acted upon tonight and subsequent to this should the commission approve the

preliminary plan then staff will return with a more detailed plan and per the applicant at that time they will return with a better sense of some of the potential tenants for that building but it is not a requirement of the city process to have the tenants identified.

Commissioner Trejo stated that she was particularly happy to hear from Ms. Elaine Britt about the cleanup of the property now and that goes to show that the owners of the property are serious and are not just leaving it to get even dirtier and they are making an effort and she understands that what is being acted upon this evening is a preliminary plan which is good because she would like to see some more details once the applicant returns and perhaps it is slow but there shows some positive movement.

Commissioner Coleman asked staff if several conditions be added for the site plan review regarding live security and how many security cameras be added to the site.

Ms. Tatum stated yes.

**MOTION:**

Commission Trejo moved the approval of affirming the categorical exemption EA-CE-2013-08 and we to adopt the attached Resolution approving conditions, and to add some additional conditions to install exterior cameras in parking area and on the exterior of the building to be monitor in real time adequate for the type of use also on the parking lot sweeping what was proposed for once a day at 7:00am to make sure that it is done no less than twice a day and to also bring back specifics who will be responsible of the maintenance of the property which is an extension of condition number five and and second by Commissioner Springs that Resolution 1678;

**A RESOLUTION OF THE CITY PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
APPROVING PRELIMINARY PLANS FOR A PLANNED  
ASSEMBLY DEVELOPMENT FOR MICHAEL STEWART,  
REPRESENTING ONE CRENSHAW LLC, TO CONVERT A  
VACANT COMMERCIAL BUILDING THAT WAS  
PREVIOUSLY APPROVED FOR A PRIVATE SCHOOL AND  
RECREATIONAL USE, TO A SHOPPING CENTER WITH  
UP TO FOUR TENANT SPACES ON A 1.6-ACRE, C-2  
(GENERAL COMMERCIAL) AND P-1 (AUTOMOBILE  
PARKING) ZONED PRPERTY AT 8451 SOUTH  
CRENSHAW BOULEVARD.**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, Coleman and Acting Chair  
Commissioner Heath

Noes: None

Ms. Tatum noted the appeal procedure.

**(6c) SPECIAL USE PERMIT NO. 1179 (SP-1179) 2600-2610 WEST  
MANCHESTER BOULEVARD:**

A public hearing to consider an application by Joe Podegracz, for Special Use Permit No. 1179 (SP-1179) to allow a vacant, previous gas station site to be developed with a 6,816 square-foot single story building on C-2 (General Commercial) zoned property located at 2600-2610 West Manchester Boulevard.

Mr. Arturo Salazar, Assistant Planner, made the staff presentation.

Commissioner Coleman stated that when he read the agenda, he was looking for hazardous waste or removal of the gasoline tanks and he did not see any mention of that. He asks has there been any clean up regarding any hazardous waste and have the gasoline tanks been removed?

Mr. Salazar stated that at this present time the site is being mitigated by the property owner and a copy of that information is included in the mitigated negative declaration and environmental attached to the staff report.

Acting Chair Commissioner Heath opened the public hearing and asked the applicant to come to the microphone and address the Planning Commission.

Joe Podegracz, representing Autozone. He stated that planning staff has given great direction to Autozone as they work with the current property owners of this previous gas station by moving onto the lot and one of the conditions in moving forward in obtaining their permit is that Autozone will work on taking care of the mitigation of the property prior to opening for business at that site. He also stated that Autozone will have 18 fulltime employees and 1.6 million in revenue at this location and also will help with property taxes to the City. He said that as far as repairs to vehicles on the property is not offered at Autozones and that the supply delivery truck only arrives once a week.

Commissioner Springs stated that he had a question regarding the debris and trash that is currently being left in the shared parking lot area of the Autozone store that is located at Crenshaw and Imperial and so how would this new Autozone store ensure that their customers will not leave trash and debris where it will cause an eyesore to the local residents in the surrounding areas and how often will the parking lot area be policed and kept clean?

Mr. Podegracz stated that in working with planning staff, it was recommended that a security guard be there on duty during business hours and between the guard and the Autozone staff members it will not be difficult keeping the area clean.

Acting Chair Commissioner Heath asked about special orders that are requested by customers on a daily basis and how would those requests be handled by Autozone especially with only one delivery per week?

Mr. Podegracz stated that even though he is acting as the representative for the applicant and does not work for Autozone directly, as a past customer he had been told that Autozones

delivery schedule is for only one day per week and that is when the special item would arrive at the store.

Acting Chair Commissioner Heath if anyone wanted to speak for or against this project to come forward now and address the Planning Commission.

**For:**

None.

**Against:**

Ms. Maxine Toller, Inglewood Resident.

Mr. Sean Lyons, 2614 - 2618 West Manchester Boulevard.

Acting Chair Commissioner Coleman closed the public hearings and for the Staff Recommendations.

Ms. Tatum gave the staff recommendation.

Acting Chair Commissioner Heath asked for a motion.

Commissioner Springs stated that he did not feel that this particular project is good for this residential area. He also stated that he wanted to share with his colleagues and planning staff that he did have a conversation with the newly elected City Councilman George Dotson regarding this particular site and an Autozone was not mentioned at that time.

Commissioner Coleman asked should the Planning Commission table item 6C until the next scheduled Planning Commission meeting on July 3, 2013, when all of the new planning commissioners are sworn in and are in place per their districts, thereby allowing everyone with an interest the opportunity to speak on this matter.

Acting Chair Commissioner Heath stated that he had no objection to that request.

Ms. Tatum explained that the decision is up to the Planning Commission and their discretion but that this action is being strictly brought before the Planning Commission or is Commissioner Coleman speaking about allowing the new Planning Commissioners along with a new Chairman an opportunity to speak to this item.

Commissioner Coleman stated that he was speaking about the new City Councilman, Chairman George Dotson, and/or his newly appointed representative from District One to allow them the opportunity to speak with regards to this item.

Ms. Tatum stated that it would be up to the Planning Commission's discretion, but that the applicant does have a right to a speedy consideration of their project and that there is no certain timeframe as to the certification of the election for the City Council and as to when the new Planning Commission members will be appointed even though there is the possibility of the 18th or 25th of June, it is up to the Planning Commission if there is a desire to wait for a decision until a date certain of July 3, 2013 Planning Commission meeting.

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Acting Chair Commissioner Heath mentioned that since there has been several seat changes on the City Council and generally the Planning Commission likes to give a speedy determination whether for or against, would this cause an issue with the new Planning Commission members if this item is tabled until the next Planning Commission meeting in July, 2013?

Ms. Tatum stated not knowing beforehand if the newly elected City officials will be certified and sworn in and will have their newly appointed and sworn in Planning Commissioners by June 18, 2013, they would have to be seated by the July 3, 2013 Planning Commission and at this time there is no way to foresee this taking place that quickly.

Acting Chair Commissioner Heath asked for a motion from the Planning Commission.

Commissioner Springs makes a motion to table item 6C Special Use Permit No. 1179 along with tabling the affirmation of Categorical Exemption EA-MND-2013-12 and the attached resolution DR-75 until the next planning commission meeting of July 3, 2013.

Acting Chair Commissioner Heath asked for a second to the motion, there was none.

Commissioner Trejo asked if the Planning Commission makes their decision today to vote either yes or no, and it is appealed and if there is a 20 day appeal period from today's date of June 12, 2013, it would likely run the appeal period into the end of June, 2013 and so the question is if it would allow enough time for the newly elected City Council members to select their next Planning Commission members and there is the possibility it could take longer.

Acting Chair Commissioner Heath stated that if the Planning Commission votes no tonight the applicant will have to pay the appeal fee and if they vote yes someone else would have to pay the appeal fee.

Commissioner Trejo asked if there would have to be an action tonight?

Ms. Tatum stated that there is a motion already given that needs to be voted upon.

Commissioner Springs stated that he wants to pull his motion regarding item 6C.

Commissioner Trejo stated that she understands the concerns about the area around this project being residential but that the actual site itself is commercial and the commercial does affect the residential area and it does have an impact but it is still a commercial zoned site and the project that is before the Planning Commission is an appropriate project for a commercial lot.

Acting Chair Commissioner Heath stated that he will be more than happy to make the motion for approval which would allow the community an opportunity to appeal this decision because this community has a newly elected City Council member who is very involved with his district and his love for his community is legend.

**MOTION:**

Acting Chair Commissioner Heath motioned that the Commission affirm the categorical exemption of EA-MND-2013-12 and we adopt the attached Resolution DR-75 approving Special Use Permit No. 1179 (SP-1179), subject to the six conditions and adding an additional condition of the separation wall to be raised to the maximum code allowed height and was second by Commissioner Trejo that Resolution No. 1679;

**A RESOLUTION OF THE CITY PLANNING COMMISSION  
OF THE CITY OF INGLEWOOD, CALIFORNIA,  
APPROVING A SPECIAL USE PERMIT FOR JOE  
PODEGRACZ, TO ALLOW A VACANT, PREVIOUS GAS  
STATION SITE TO BE DEVELOPED WITH A 6,816  
SQUARE-FOOT SINGLE STORY SINGLE-TENANT  
COMMERCIAL BUILDING ON A C-2 (GENERAL  
COMMERCIAL) ZONED LOCATED AT 2600-2610 WEST  
MANCHESTER BOULEVARD**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Trejo, Coleman and Acting Chair  
Commissioner Heath

Noes: Springs

Ms. Tatum noted the appeal procedure.

**(6d) SPECIAL USE PERMIT NO. 1180 (SP-1180) 1120 NORTH LA BREA  
AVENUE:**

A public hearing to consider an application by Shannell Anderson, for Special Use Permit No. 1180 (SP-1180) to allow a beauty salon use that is within 300 feet of a similar use in a 1,020 single tenant building on a C-2 (General Commercial) zoned property located at 1120 North La Brea Avenue.

After Planner Laura Zingg gave staffs presentation, Acting Chair Commissioner Heath asked if there were any questions for staff.

Commissioner Coleman asked about the name of the existing business which is eight feet away is called Without Limits, however in the agenda packets there are pictures of a business called Dior's.

Ms. Zingg stated it was a mistake on her part in not clearing up the relevance of the pictures which happen to be of a previous business which the applicant owned here in the Inglewood area, which is why those photos were included in the agenda packets.

Commissioner Coleman asked if the paper that the Planning Commission received prior to the start of this evenings Planning Commission meeting has it been approved or checked and is it and valid and is there any proof that there are four other beauty salons in that area?

Ms. Zingg stated that a gentleman arrived and delivered it in person prior to the start of tonight's meeting, but there is another salon within 200 feet located at 1100 La Brea and there are other remaining salons at over 300 feet.

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Commissioner Trejo asked so there is one salon within 80 feet and there is also a salon within 200 feet which that makes two salons within the 300 feet, and they are a beauty and/or nail salon?

Ms. Zingg, stated that is correct and they both have active business licenses in the City.

Acting Chair Commissioner Heath opened the public hearing and asked the applicant to come to the microphone and address the Planning Commission.

Commissioner Springs asked if the applicant had another salon on Centinela Avenue?

Ms. Anderson stated yes, but recently closed that business to relocate on La Brea Avenue which is almost around the corner from the previous address.

Commissioner Trejo asked about the Monday Night Football events, Mothers Day events, Engagement Parties, Bridal and Baby Showers, Girls Night Out parties per your web-site so in other words your business has a lot of clientele coming into the business at various times? How often did you have these types of special events and what are you looking to do at this new location?

Ms. Anderson stated yes, and there were times that there was quite a lot of filming at the location, as it was a very strong draw for several of the local media such as VH-1, Bravo, and MTV which they would come to the City several Monthy. It would and could possibly occur every three to four months it would vary. The attendance would be from as low as five participants up to twenty five. There is also a cap limit with the pricing and the max would be up to fifty people. The attempt was to always space them apart so that it would occur about every three or four months also making sure that there was enough staff available to attend to each event as well. She stated that even though this new location is lacking in a large area for parking, I have agreements with the property next door which stated our patrons could park there without a problem and we also have an agreement of seven parking lots with the business across the street which stated that if it were necessary we would be able to share their parking area with a valet parking attendant and if this would help us in having some sort of control as to who and how would be attending.

Commissioner Trejo asked about the number of employees even though she read in the staff report that there is the possibility of the applicants staff rising from six employees to as many as sixteen and when would that be.

Ms. Anderson stated she would have a larger staff in order to maintain everyone's safety with regards to larger events with as many as forty to fifty customers which might include a live DJ for the music along with a staff member to deal with the parking and security to make sure that the parties never got out of hand.

Commissioner Coleman stated that he is very concerned now with what Ms. Anderson has just spoken about regarding the events that take place at the salon and that his initial understanding was that Ms. Anderson's business was strictly a nail/beauty salon and this sounds like something totally different and now feels that there is the possibility that the Planning Commission

might be out of bounds in making a decision on her request by including these other events that take place at the salon and possibly planning staff can speak to this issue.

Ms. Tatum stated she acknowledged that staff was presented with a request for strictly a beauty and nail salon and to be fair and honest staff was not aware of any other activities other than the just a straight forward operation which was described to staff essentially as a nail salon and if the Planning Commission would take action upon the request tonight it would be acting on a nail/beauty salon and not some other activity because that because that was not what was noticed and that was not how the proposal was presented to staff. She also stated that any business can on occasion with the approval of a special permit from Permits and Licensing can conduct activities that exceed their normal operations for about four times a year they have that opportunity, but please be clear that approval of the nail/beauty salon would not allow the types of activities that the applicant has just described, which would be parties, live DJ's or any type of entertainment, because that is strictly outside of the realm of a normal licensed beauty supply or nail salon.

Acting Chair Commissioner Heath asked what if it is re-categorized as a New Upscale type of the business, new technology, maybe a new type of format?

Ms. Tatum stated that the code does not have any distinction in spite of any different type of businesses and the code does not provide for any type of service if the applicant provides any of those services in the same manner. Many times property owners like to try to put a different spin on the rules and regulations that are different but it has to adhere to what the code allows for a beauty supply/nail salon.

Ms. Anderson stated that what was mentioned about the different events and activities were events that took place in the previous location and that it was something that was brought to their salon upon request from the public and clientele who frequented the salon and it also had to do with the size of the previous location and she wanted to make it plain that with this new location it will be considered as the flagship nail salon and she stated that it most likely will not cater to the types of events that occurred at the previous location.

Acting Chair Commissioner Heath stated that if anyone wanted to come before the Planning Commission to speak for or against this project may do so any time.

**For**

Ms. Brenda Curry, property owner next to applicant on La Brea.

**Against**

Mr. Michael Smalley, business owner on La Brea. There just is not enough parking.

Ms. Dianne Sambrano, resident of Inglewood.

Ms. Maxine Toller, resident of Inglewood.

Acting Chair Commissioner Heath closed the public hearing and asked for staff recommendation.

Ms. Tatum gave the staff recommendation.

Commissioner Springs stated that his thoughts are with regards to the varying distances that presently are existing between the same types of businesses near the location the applicant would like to relocate to and feels that even though those types of businesses are needed within the city, that the codes should be adhered and followed.

**MOTION:**

Commissioner Trejo motioned that the Commission should deny the categorical exemption of EA-CE-2013-20 and deny request for Special Use Permit No. 1180 (SP-1180) due to the following findings that there are two beauty and nail salons located within 80-feet and 200-feet of the proposed use providing similar services to those proposed by the applicant and that allowing a beauty and nail salon so close to two other similar establishments would contribute to an overconcentration of beauty and nail salons in the area and that the proposed to the beauty and nail salon will be detrimental to the surrounding properties and surrounding neighborhoods in that it will reduce the diversity of services that can be provided to the area and will create negative parking impacts to the surrounding areas based on public testimony was second by Commissioner Springs that Resolution No. 1680;

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, DENYING A CERTAIN SPECIAL USE PERMIT TO SHANELL ANDERSON TO ALLOW A BEAUTY AND NAIL SALON USE THAT IS WITHIN 300 FEET OF A SIMILAR USE IN A 1,020 SQUARE-FOOT STRUCTURE ON A C-2 (GENERAL COMMERCIAL) ZONED PROPERTY AT 1120 NORTH LA BREA AVENUE.**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Springs, Trejo, Coleman and Acting Chair Commissioner Heath

Noes: None.

Ms. Tatum noted the appeal procedure.

**(7) TENTATIVE TRACT MAP NO. 65357 413 AND 417 NORTH MARKET STREET:**

Request for approval for a tentative tract map to allow 12 condominium units on an 18,979 square-foot R-3 (Multiple-family residential) zoned property located at 413 and 417 North Market Street

Ms. Tatum stated that Ms. Laura Zingg, Planner, has made the staff presentation earlier with Item 6A.

**MOTION:**

Acting Chair Commissioner Heath made the motion that the Planning Commission approve Tentative Tract Map No. 65357 (TTM-65357) and was seconded by Commissioner Coleman that Resolution No. 1681

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA APPROVING AND RECOMMENDING APPROVING TO THE CITY COUNCIL OF A TWELVE-LOT TENTATIVE TRACT MAP NO. 65357 (TTM-65357) FOR A TWELVE-UNIT CONDOMINIUM PROJECT ON R-3 (MULTIPLE FAMILY RESIDENTIAL) ZONED PROPERTY AT 413-417 NORTH MARKET STREET.**

be approved.

**VOTE:**

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

Ayes: Commissioners Springs, Trejo, Coleman and Acting Chair Commissioner Heath.

Noes: None.

Ms. Tatum explained that there is no appeal process.

**(8) PUBLIC COMMENTS:**

Diane Sambrano, Inglewood Resident

- Wanted to thank the Planning Commissioners for all the years of their service to the community of this city.

**(9) PLANNING COMMISSION INITIATIVES:**

Commissioner Springs:

- Had a question for planning staff regarding the comment that was made by the community member who stated that there is the possibility that several of the beauty supply and/or beauty salons in the immediate area might be operating without a business license and if that is true is there a possible way to verify their legitimacy?

Ms. Tatum based on his comment stated that the gentleman did give one address that will be taken note of but that staff can and will ask code enforcement to go to the area and do a site inspection and investigation as to whether or not the local businesses are operating with a current business license and take appropriate action if they do not.

- 3725 Don Felipe Drive, Los Angeles, CA, which is the home office of the Consolidated Board of Realtors and wanted to give a public announcement regarding a home fair event that will be taking place on June 22, 2013 at 9:00am until 3:00pm about the Home Ownership Made Easy home fair event which will provide information for prospective buyers and current home owners. The price is free.

Commissioner Trejo stated that she wanted to also join in with Ms. Sambranos' sentiments about how she too will miss anyone of the Commissioners who may be leaving the present planning

commission due to the recent election in Districts One and Two. How it has been a sincere pleasure working with them as they have given excellent service to both this City and to this body and she also wanted to thank planning staff for a wonderful job over the years.

- Century Boulevard Beauty Salon that had a handwritten sign that has been taken down and thank you to planning staff for giving attention to her request.

Commissioner Coleman:

- Property across from his home, has the washing machine hose is hanging outside of their window and the soap and water run down the driveway and then there is a tree that drops its flowers in the water and the smell is very offensive.
- The same property has two junked cars and one is in the backyard and a month ago, a tow truck brought a black car which is non-operative and they have placed trash cans in front of the car and throw trash around the car and the driveway.

Ms. Tatum stated staff will make sure to notify code enforcement.

**(10) ADJOURNMENT:**

Acting Chair Commissioner Heath stated that he also wanted to address the statement about the continuity and change in the last couple of weeks and that as the Planning Commission there is no advanced knowledge of the actions of the City Council and the direction they might take with regards to which commissioner stays and who is replaced. He also stated that the Planning Commission has lost its Planning Chairman who was a great parliamentarian who was very fair and compassionate about this City and the people in it was elevated to the City Council which is a great move for this City. He stated that should he not be asked to return that he has served and volunteered on various commissions and committees for this City for over 26 years and he has been honored to serve, and in any event that he is not to return he will definitely be back as a member of the community and with that he has declared this meeting adjourned at 9:15 p.m.

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Evangeline Lane, Acting Secretary  
City Planning Commission  
Inglewood, California

Approved this 7th Day  
of August, 2013

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Acting Chairman  
Commissioner Terry L. Coleman  
City Planning Commission