

**MINUTES  
INGLEWOOD PLANNING COMMISSION  
MEETING  
WEDNESDAY, AUGUST 7, 2013**

**(1) PLEDGE OF ALLEGIANCE:**

The City of Inglewood Planning Commission held its special meeting on Wednesday, August 7, 2013, in the City Council Chambers, on the ninth floor, in City Hall. Following the Pledge of Allegiance, led by Planning Intern Jeffery Bradshaw, the meeting was called to order at 7:03 p.m.

**(2) ROLL CALL:**

The roll was called:

Present: Commissioner Darius Leevy  
Commissioner David Rice  
Commissioner Aide Trejo  
Acting Chair Commissioner Terry Coleman

Excused

Absence: Chairman Larry Springs

Staff: Linda F. Tatum, AICP, Planning Manager  
Christopher E. Jackson, Sr., Senior Planner  
Mindy Wilcox, AICP, Senior Planner  
Jeff Lewis, Assistant City Attorney  
Sabrina Barnes, Director, Parks, Recreation and  
Library Services  
Eddy Ikemefuna, Planner II  
Arturo Salazar, Assistant Planner  
Evangeline Lane, Acting Secretary

**(3) APPROVAL OF MINUTES:**

Commissioner Coleman made a motion that was seconded by Commissioner Trejo to approve the Special Planning Commission meeting minutes of June 12, 2013 with corrections.

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Trejo and Acting Chair  
Commissioner Coleman

Noes: None

**(4) PRESENTATIONS AND STAFF COMMUNICATIONS:**

Presentations:

Planning Commission presentation of commendations to outgoing Commissioners, Chairman George Dotson, and Commissioner Richard Heath in honor of their service on the Inglewood Planning Commission.

Staff Communications:

Ms. Tatum introduced Planning and Legal staff to the new Planning Commissioners and stated no communication was received on any item on the agenda.

**(5) PUBLIC COMMENTS:**

There were none.

**(6a) ZONING CODE AMENDMENT 2013-04 (ZCA-2013-04) TO CHAPTER 12:**

A public hearing to consider Zoning Code Amendment 2013-04 (ZCA-2013-04) to Chapter 12 (Planning and Zoning) of the Inglewood Municipal Code to establish density bonus provisions for affordable housing.

Senior Planner Mindy Wilcox made the staff presentation.

Commissioner Rice asked if the scope of a density bonus is determined by the size of the project proposed or the accommodations sought by the developer, and what would be the maximum percentage bonus permitted for the project shown (Regent Square).

Ms. Wilcox stated that she did not know the density bonus provisions for Regent Square. She noted that though a menu is proposed, a developer can present their case that a specific bonus provision will be needed to complete their project.

Commissioner Trejo asked whether incentives requested by the developer will be determined by staff or the Planning Commission, and whether it matters if the units are rental or condominiums.

Ms. Wilcox responded that density bonus projects come to the Planning Commission when some component of project requires their approval, but a project that otherwise required administrative review, even if it included a density bonus, would be handled administratively by staff. She noted that a condominium of four or more units would require Planning Commission approval with or without a request for a density bonus.

Acting Chair Coleman asked if staff knows the number of garage conversions in the City, whether they are low-income, and whether the Hollywood Park project would include affordable housing units.

Ms. Wilcox responded that the City does not have data on the number of garage conversions, and the density bonus ordinance is one tool to facilitate the development of more affordable housing in the City. She said that there is no affordable housing designated for Hollywood Park at this time.

Ms. Tatum noted that though no affordable housing has been proposed, if a developer proposed a density bonus project, they would have the option to do so.

Acting Chair Coleman asked if that occurs will it come before the Planning Commission?

Ms. Tatum stated that if a residential proposal for affordable housing is inconsistent with the approved Specific Plan it would be required to come before the Planning Commission.

Commissioner Trejo asked if the Mixed Use Zoning provision would be for both residential and commercial or is it for the type of use such as a grocery store with a cleaners which is a type of use that would be used by residents.

Ms. Wilcox stated that mixed use is specified for ancillary commercial uses in residential zones, as long as the use is compatible with the surrounding area--like a minor office use if it is close to a commercial corridor right on the edge of a residential and commercial area.

Commissioner Rice asked what agreement the City has with builders to ensure the homeless or overcrowded households have an opportunity to acquire affordable units built using the density bonus.

Ms. Wilcox stated that generally affordable units are available to the general public and the city's Housing Department is involved in finding tenants and they outreach to local residents.

Acting Chair Coleman opened the public hearing, and hearing no speakers closed the public hearing.

Ms. Tatum presented the staff recommendation.

Acting Chair Coleman asked if there was any discussion from the Planning Commission.

**MOTION:**

Commission Trejo moved to affirm Negative Declaration EA-ND-2013-39 and approve recommendation to the City Council the adoption of Zoning Code Amendment 2013-04 (ZCA-2013-04) and was second by Acting Chair Commissioner Coleman that Resolution 1684;

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING AND RECOMMENDING TO THE CITY COUNCIL FOR APPROVAL, THE AFFIRMATION OF EA-ND-2013-39 AND APPROVING ZONING CODE AMENDMENT ZCA 2013-04 TO AMEND ARTICLES 1 AND 18 OF CHAPTER 12 AND ADD ARTICLE 33 TO CHAPTER 12 OF THE INGLEWOOD MUNICIPAL CODE (IMC) TO ESTABLISH A DENSITY BONUS AND OTHER INCENTIVES FOR THE DEVELOPMENT OF AFFORDABLE HOUSING**

be approved.

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Trejo and Acting Chair Commissioner Coleman.

Noes: None

**(7a) NON-PUBLIC HEARING - SPECIAL USE PERMIT NO. 1128 (SP-1128):**

A request for a Planning Commission one year review and assessment of SP-1128 approved on June 1, 2012 to allow a bar/restaurant and nightclub with: 1) on-site sales of beer and wine, 2) on-site sales of distilled spirit, 3) live entertainment, and 4) parking for infrequent users, on C-2 (General Commercial) and P-1 (Automobile Parking) zoned property located at 675 South La Brea Avenue.

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Mr. Eddy Ikemefuna, Planner II, made the staff presentation, noting that as of July 24, 2013, the business closed down operations.

Acting Chair Commissioner Coleman said that there was nothing negative regarding this business and he was prepared to offer another year for review due to the construction on La Brea and he is sorry that the business closed.

Commissioner Trejo asked whether it would be possible for the Planning Commission to condition future night clubs and live entertainment venues subject to a one-year review, and maybe every two or three years thereafter, so when the business is established and problems arise it can be reviewed.

Ms. Tatum stated that as the Planning Commission has that discretion but would caution that it should not drag out without due cause.

Attorney Lewis stated that he would encourage the Planning Commission if they wanted to do an annual review for the first year or two would be alright but again maybe no more than that without justification.

Attorney Lewis asked the Planning Commission to make a motion to approve their receipt and file of the staff review of this item.

**MOTION:**

Acting Chair Commissioner Coleman made the motioned for approval of receipt of review and filed and was second by Commissioner Rice.

The motion was carried by the following roll call vote:

Ayes: Commissioners Leevy, Rice, Trejo and Acting Chair Commissioner Coleman

Noes: None

**(7b) NON-PUBLIC HEARING - INGLEWOOD PARK CEMETARY PUBLIC ART PLAN:**

A request to approve the Inglewood Park Cemetery Public Art Plan for installation of onsite artwork related to the Garden of Chimes Phase 4 Project on S-1 (Special Cemetery) zoned property located at 720 East Florence Blvd.

Ms. Sabrina Barnes, Director of the Parks and Recreation and Library Departments, made the staff presentation.

Commissioner Rice asked the height of the art projects and the location of the art?

Ms. Barnes stated that it will be located in the basement area of the mausoleum where the lighting has been recessed and a more open lighting setting to make the person feel like they are not underground.

Commissioner Leevy asked if this lighting and location will not affect the quality of life for the residents that live in the area such as on Victoria Avenue?

Ms. Barnes stated that there would be no effect since the art is in the basement of the existing mausoleum.

Commissioner Trejo asked if the art will be visible from Florence Avenue and be seen by the public with unrestrained viewing from a variety of vantage points on the site, and in the mausoleum will you be able to see the art from different areas, and will there be vehicular access into the park for the public to see the art from their cars?

Ms. Barnes stated that the public will have to be on the Inglewood Park Cemetery property to see the art and this is acceptable in the Percent for Arts guidelines which require that the art be accessible to the public during normal business hours. The proposed art is accessible seven days a week.

Commissioner Trejo stated that the Planning Commission's concern is to make sure that there is adequate vehicular and pedestrian access and that the location of the artwork allows for the public to spend time there.

Acting Chair Coleman asked if there will be tours for the public to view the art.

Ms. Barnes stated the City is looking into preparing a Cultural Arts Map that will identify some of the assets in the City including not only public art but some of the infrastructure, including the Inglewood Park Cemetery, so someone can do a tour on their own to sites like the transportation mural, the Richard Wyatt and Robert Duffy art on the parking structure and other public art locations here in the City. She also stated that other cities with large cemeteries and mausoleums have tours of their arts program.

Acting Chair Commissioner Coleman stated that he would be very happy to see such a program like that at Rose Hills Memorial Cemetery which includes tours because of one of their newest occupants, Michael Jackson--this might just be a way of putting Inglewood back on the map because Inglewood Park Cemetery has some very famous occupants as well.

Commissioner Rice stated that he was hoping that there you could stay in your car and see the art, but he now understands that the display is in the basement.

**MOTION:**

Commissioner Trejo made the motion to approve the attached resolution approving the public art plan and was second by Commissioner Leevy that Resolution No. 1685;

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF INGLEWOOD, CALIFORNIA, APPROVING  
THE INGLEWOOD PARK CEMETARY PUBLIC ART PLAN  
FOR INSTALLATION OF ONSITE ARTWORK RELATED  
TO THE GARDEN OF CHIMES (PHASE 4) PROJECT ON  
S-1 (SPECIAL CEMETERY) ZONED PROPERTY AT 720  
EAST FLORENCE AVENUE.**

be approved.

The motion was carried by the following roll call vote:

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Ayes: Commissioners Leevy, Rice, Trejo and Acting Chair  
Commissioner Coleman

Noes: None

Ms. Tatum explained the appeal procedure by submitting a written letter requesting an appeal of this action to Sabrina Barnes the Director of Parks, Recreation and Library Services and the item will be scheduled for City Council consideration.

**(8) PUBLIC COMMENTS:**

Sabrina Barnes, Director of Parks, Recreation and Library Services invited the Commission and audience to attend the food truck Fourth Friday event.

**(9) PLANNING COMMISSION INITIATIVES:**

Commissioner Trejo:

- Corner of Inglewood Avenue and Century Boulevard, the Valero Gas Station - four cars looked to be stored on property, not sure if that is allowed.

**(10) ADJOURNMENT:**

Acting Chair Commissioner Coleman wanted to close this Planning Commission meeting in honor of the memory of the late Charles Heath, a founder of Inglewood City Hall and with that the meeting was declared adjourned at 8:10 p.m.

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Evangeline Lane, Acting Secretary  
City Planning Commission  
Inglewood, California

Approved this 2nd Day  
of October, 2013

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Acting Chairman  
Commissioner Terry L. Coleman  
City Planning Commission