

Meeting Date: July 2, 2008 7:00 P.M.
City Council Chamber-Ninth Floor
One Manchester Boulevard

1. Pledge of Allegiance to the Flag.
2. Roll call of the Planning Commission.
3. Approval of the Minutes for the Meeting of June 4, 2008.
4. Communications from staff.
5. Public Comments Regarding Agenda Items. Persons wishing to address the Planning Commission on any item on the agenda, other than a public hearing, may do so at this time.
6. PUBLIC HEARINGS:
 - a. An advertised public hearing to consider a request by Bridget Payton, for Special Use Permit No. 1072 (SP-1072) to allow a new barber shop with beauty salon use in an existing 1,575 square-foot one-story commercial building located within 300 feet of a similar use on C-2 (General Commercial) zoned property at 2435 West Manchester Boulevard.
 - b. An advertised public hearing to consider a request by Regent Street Development, LLC, for General Plan Amendment No. 08-01 (GPA No. 08-01) to amend the Land Use Element Map of the Inglewood General Plan to re-designate from "Industrial" to "Medium Density Residential" a 2.33-acre portion of a 3.38-acre site at 527 West Regent Street. The 3.38-acre property is zoned R-4 (Multiple-family Residential). (Note: A Special Use Permit (SP-1073) and Tentative Tract Map (TTM-70331) have also been filed to request Planning Commission approval of a proposed development consisting of 185 condominium units, with parking and site amenities.) The Planning Commission will be requested to recommend to the City Council the approval or denial of the General Plan Amendment request.
 - c. An advertised public hearing to consider a request by Regent Street Development, LLC, for Special Use Permit No. 1073 (PAD/SP-1073), for Preliminary Planned Assembly Development (PAD) approval to allow a 185-unit, four to five story condominium project with 433 parking spaces on a 3.38-acre, R-4 (Multiple-family Residential) zoned site at 527 West Regent Street. The proposed project amenities include an approximately 5,957 square-foot sundeck with a 525 square-foot swimming pool and a 64 square-foot Jacuzzi, a 2,218 square-foot children's play area, a 1,157 square-foot study/daycare, a 1,882 square-foot court/tot lot, a 785 square-foot library, a 691 square-foot gym, and a 427 square-foot community room. Pursuant to IMC Section 12-39.2, the applicant is seeking the following PAD approvals: a) a 27 percent density increase over the General Plan 23-43 dwelling units per acre allowed for properties designated "Medium Density Residential," b) a twelve-foot front yard setback in-lieu of the Code-required 15-foot front yard setback

specified in IMC Section 12-22.2, c) a twelve-foot rear yard setback in-lieu of the Code-required 15-foot front yard setback specified in IMC Section 12-22.4, d) a seven-foot to ten-foot building west side yard setback in-lieu of the Code-required 16-foot side yard setback required for a residential building that has fifth story lofts in the R-4 zone as specified in IMC Section 12-22.3, e) a six-foot to ten-foot building east side yard setback in-lieu of the Code-required 16-foot side yard setback required for a building that has fifth story lofts in the R-4 zone as specified in IMC Section 12-22.3, and, f) parking facilities located at grade level in-lieu of parking facilities located at least one-half story below grade when constructed beneath more than one story of dwelling floor area as specified in IMC Section 12-22.1(3).

- d. An advertised public hearing to consider proposed amendments to the Inglewood Municipal Code to establish regulations regarding the sale and dispensing of medical marijuana.
 - e. An advertised public hearing to consider proposed amendments to the Inglewood Municipal Code to revise Indoor Swap Meet and Interior Shopping Mall Regulations.
7. Tentative Tract Map No.70331 (TTM-70331). Request for approval of a tentative tract map to allow 185 condominium units on a 3.38 acre R-4 (Multiple-family Residential) zoned property at 527 West Regent Street.
 8. Commission discussion regarding parking issues in the downtown area.
 9. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
 10. Commission Initiatives.
 11. Adjournment.

In the event that the Planning Commission meeting of July 2, 2008 is not held, or is concluded prior to a public hearing or other agenda item being considered, the public hearing or non-public hearing agenda item will automatically be continued to the next regularly scheduled Planning Commission meeting.

NEXT COMMISSION RESOLUTION: NO. 1526
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, AUGUST 6, 2008
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD