

Meeting Date: August 6, 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 Meetings of June 4, 2008 and July 2, 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 continued 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, condominium project that includes 173 four-story units and 12 five-story units with 433 parking spaces on a 3.38-acre, R-4 (Multiple-family Residential) zoned site at 527 West Regent Street. The proposed project contains amenities that include an approximately 5,957 square-foot sundeck/swimming pool/Jacuzzi area, 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 23-43 dwelling units per acre allowed in the General Plan 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 west side yard building 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 east side yard building 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 unit floor area as specified in IMC Section 12-22.1(3).
 - b. An advertised public hearing to consider a request by Broderick Anyadike and Francisca Anyadike for Special Use Permit No. 1071 (SP-1071) to allow the conversion of seven apartment units into seven condominiums units on 10,000 square-foot, R-3 (Multiple-family Residential) zoned property at 537 South Flower Street.

- c. An advertised public hearing to consider a request by Gilberto Capeda Corrral for Special Use Permit No. 1074 (SP-1074) to allow the on-site sales of distilled spirits in an existing 2,144 square-foot sit down restaurant and to allow an approximately 162 square-foot outdoor dining area for use in conjunction with the distilled spirits request on a M-1 (Light Manufacturing) zoned property at 915 West Arbor vitae Street.
- d. An advertised public hearing to consider a request by John Williams, for Special Use Permit No. 1075 (SP-1075) to allow a new barber shop and beauty salon use in an existing 1,659 square-foot first-floor tenant space of a 3,516 square-foot two-story commercial/residential building within 300 feet of a similar use on C-3 (Heavy Commercial) zoned property at 416 North La Brea Avenue.
- 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. Tentative Tract Map No.70455 (TTM-70455). Request for approval of a tentative tract map to allow seven condominium units on a 10,000 square-foot R-3 (Multiple-family Residential) zoned property at 537 South Flower Street.
- 9. Overview for possible amendments to the Inglewood Municipal Code to revise R-M (Residential and Medical) zone standards.
- 10. Overview for possible amendments to the Inglewood Municipal Code to revise nonconforming use standards.
- 11. Report on the General Plan conformity of a proposed vacation of a Portion of Grosvenor Street.
- 12. Report on the General Plan conformity of a proposed vacation of a portion of North Market Street.
- 13. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
- 14. Commission Initiatives.
- 15. Adjournment.

In the event that the Planning Commission meeting of August 6, 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. 1530
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, SEPTEMBER 3, 2008
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD