

Meeting Date: March 3, 2010 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 February 3, 2010.
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) A continued advertised public hearing to consider a request by Jennifer Korge representing Gensler Architects for Special Use Permit No.1089 (SP-1089) to allow alternate modes of transportation and to allow a church use with a chapel/multi-purpose room, display/show room, seminar rooms, course rooms, a 2,424 square-foot book store, exercise/sauna rooms, and related offices in a 45,000 square-foot two-story commercial building on an approximately 34,400 square-foot C-1 (Limited Commercial) zoned property located in the Central Business District at 315 South Market Street.
 - b) A continued advertised public hearing to consider a request by First Church of God for Special Use Permit No. 1105 (SP-1105) to allow the conversion of a portion of the former Daniel Freeman Hospital facilities to a church assembly hall and other church related uses on an approximately 17.22 acre R-M (Residential and Medical) zoned property located at 333 North Prairie Avenue.
 - c) An advertised public hearing to consider a request by Donald Coley for Special Use Permit No 1106 (SP-1106) to allow live entertainment and dancing in a 770 square-foot area of an existing 4,550 square-foot restaurant that is part of a 121,850 square-foot shopping center and to allow shared parking for infrequent users of 10 shopping center parking spaces that will be used by shopping center tenants from 7:00 a.m. to 9:00 p.m., and by the restaurant for live entertainment/dancing from 11:00 p.m. to 2:00 a.m. on C-1 (Limited Commercial) zoned property at 300 East Florence Avenue.
 - d) An advertised public hearing to consider a request by Regent Street Development, LLC to consider Special Use Permit No. 1107 (SP-1107) to allow 145 residential condominium units on a 3.38-acre, R-4 (Multiple-family Residential) Zoned property at 527 West Regent Street.
 - e) A continued advertised public hearing to consider proposed amendments to the Inglewood Municipal Code to establish an Adaptive Reuse (live/work) Overlay Zone (ARoz) and Inglewood Municipal Code (IMC) Zoning Code (Chapter 12) adaptive reuse regulations that would apply to C-1 (Limited

Commercial), C-2 (General Commercial, C-3 (Heavy Commercial) C-S (Commercial Services) and M-1 (Light Manufacturing) zoned properties located in the following areas:

Area 1: An area along the east and west sides of La Brea Avenue and bounded by West 64th Street (north side of street only) and 97th Street (north side of street only); and an area along the east and west sides of Market Street between Florence Avenue (south side of street only) and Spruce Avenue (northwest side of street only).

Area 2: An area along the north and south sides of East Hyde Park Boulevard and bounded by Marlborough Avenue (east side of street only) and North Park Avenue (west side of street only).

Area 3: An area generally located along West Boulevard (west side of street only) and bounded by West 64th Street (south side of street only) and Redondo Boulevard (north side of street only), including "C" zoned properties located immediately west of West Boulevard on East Hyde Park Boulevard; and an area located along Redondo Boulevard (north side of street only) and bounded by High Street (east side of street only) and West Boulevard (west side of street only).

Area 4: An area bounded by Centinela Avenue (west side of street only), Warren Lane (south side of street only), Edgewood Street (east side of street only), and La Colina Drive (north side of street only); inclusive of all properties along Beach Avenue within this area.

Area 5: An area bounded by Industrial Avenue (south side of street only), San Diego Freeway Route 405 (east side of freeway only), La Cienega Boulevard (east side of street only), North Hyde Park Boulevard (both sides of street), and Augusta Street (north side of street only).

- f) An advertised public hearing to consider General Plan Amendment No. 09-01 (GPA 09-01), a Planning Commission initiated General Plan Amendment to revise the Land Use Element Map of the Inglewood Comprehensive General Plan from "Low-Medium Density Residential" and "Medium Density Residential" to "Commercial-Residential" for an approximately 6.44 acre contiguous area of land and a 2.94-acre contiguous area of land that is located north of Florence Avenue, south of West 64th Street, east of West Boulevard and west of Marlborough Avenue.
- g) An advertised public hearing to consider Zone Change No. 128 (ZC-128), a Planning Commission initiated Zone Change to amend the Inglewood Zoning District Maps from R-2A (Limited Multiple-family Residential) and R-3 (Multiple-family Residential) to C-1 (Limited Commercial) for an approximately 4.83 acre contiguous area of land that is located north of Florence Avenue, south of West 64th Street, west of West Boulevard and east of Marlborough Avenue and to establish Zoning Code restrictions to apply to C-1 (Limited Commercial) properties located outside of the downtown area.

7. Design Review No. 69 (DR-69). A continued request for Design Review approval for proposed façade improvements to an existing two-story 12,325 square-foot commercial building on an approximately 20,716 square-foot C-2 (General Commercial) zoned property at 2323 West Manchester Boulevard.
8. Tentative Tract Map No. 70331. Request for approval of a tentative tract map to allow 145 condominium units on a 3.38-acre R-4 (Multiple-family Residential) zoned property at 527 West Regent Street.
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.
10. Adjournment.

If you will require special accommodations, due to a disability, please contact the Planning Division at (310) 412-5230 or FAX (310) 412-5681, One Manchester Boulevard, Fourth Floor, Inglewood City Hall, Inglewood, CA 90301. All requests for special accommodations must be received 48 hours prior to the day of the hearing(s).

"Si no entiende esta noticia o si necesita mas información, favor de llamar a este numero (310) 412-5230."

In the event that the Planning Commission meeting of March 3, 2010, is not held, or is concluded prior to an agenda item being considered, the non-public hearing agenda item will automatically be continued to the next regularly scheduled Planning Commission meeting.

NEXT COMMISSION RESOLUTION: NO. 1583
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, APRIL 7, 2010
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301