

Meeting Date: February 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 January 6, 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) An advertised public hearing to consider an application by the City of Inglewood Redevelopment Agency for Special Use Permit No. 976 (SP-976) for Final Planned Assembly Development (PAD) approval to allow a seven story, senior citizen center complex consisting of a 33,357 square-foot senior center, and 58 senior housing units that range in floor area from 700 square feet to 1,018 square feet (that include 50% of balcony floor area as part of 39 one-bedroom units and five two-bedroom units) in a 60,634 square-foot area, and three subterranean parking levels on a 33,300 square-foot site located in the C-1 (Limited Commercial) zone located at 111 North Locust Street and legally described as Lots 12-18 of Block 311 of the Townsite of Inglewood. Under Section 12-39.6 of the IMC, the applicant has submitted plans to show consistency with the Preliminary PAD plans approved by the Planning Commission on October 7, 2009 and upheld on appeal by the City Council on December 15, 2009. The Planning Commission will be asked to determine that the final precise plans are consistent with the approved preliminary plans and to approve the final PAD plans to allow the following modifications:
 - i) Allow the residential density to be increased from 55 dwelling units per acre to 76 dwelling units per acre. The PAD Code provisions allow a maximum 50% density increase; the applicant is proposing a 38 percent (38%) increase in density;
 - ii) Allow the use of shared laundry facilities for all 58 senior citizen apartments. The Inglewood Municipal Code (IMC) requires individual washer and dryer hook ups within units that contain two or more bedrooms. The applicant proposes to install four washers and four dryers at the end of each residential floor. There are 19 two-bedroom units proposed for the project. The IMC allows a common laundry room for units one bedroom units;
 - iii) Allow the balcony floor area for 11 of the 58 units to range from 62 square feet to 79 square feet in-lieu of code-required 80 square feet;
 - iv) Allow one 28-foot wide double driveway in lieu of two 22-foot wide double driveways required by the IMC. The applicant proposes to install a 28-foot wide double driveway along Locust Street that will provide access to 164 on-site parking spaces; and
 - v) To allow other parking lot development modifications as follows:
 - a. Permit the number of parking spaces between columns to less than four unobstructed spaces (or an equivalent

dimension) between every intruding column in-lieu of the Code-required standard of not less than four unobstructed spaces (or an equivalent dimension) located between every intruding column; and

- b. Permit visitor parking behind the Senior Center security gate. The Code requires that visitor parking shall be accessible without restriction.
 - b) An advertised public hearing to consider an application by Jose Rebaza for Special Use Permit No. 1103 (SP-1103) to allow a 6,356 square-foot one-story strip mall with 32 on-site parking spaces on an approximately 20,095 square-foot C-2A (Airport Commercial) zoned property located at 10922 South Prairie Avenue.
 - c) An advertised public hearing to consider an application by the First Church of God of Los Angeles for Special Use Permit No. 1105 (SP-1105) to allow the use of a 14,400 square-foot area of a 79,892 square-foot first floor area of a 291,512 square-foot building that formerly contained the five story Daniel Freeman Hospital building that is located on R-M (Residential-Medical)/Medical Enterprise Overlay zoned property at 333 North Prairie Avenue.
 - d) An advertised continued public hearing to consider proposed amendments to the Inglewood Municipal Code to revise wireless telecommunications regulations for private and public property locations.
7. Time Extension for Special Use Permit No. 1055. Request for a one year time extension by Bernard Belonsky for Special Use Permit No. 1055 (SP-1055), approved by the Commission on January 9, 2008 to allow for the construction of a new two and one-half story, 14-unit condominium project on a 25,000 square foot P-1 (Automobile Parking) zoned property located at 940-942 North Cedar Street.
 8. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
 9. 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."

INGLEWOOD PLANNING COMMISSION
George W. Dotson, Chairperson

In the event that the Planning Commission meeting of February 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. 1582
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, MARCH 3, 2010
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301