

Meeting Date: June 2, 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. Communications from staff.
4. 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.
5. PUBLIC HEARINGS:

- a) 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).

- b) A continued 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.
 - c) A continued 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.
 - d) A public hearing to consider an application by Thomas Safran and Associates to allow a modification to Planned Assembly Development/Special Use Permit No. 230 (SP-230) for an existing seven-story, senior citizen residential development that includes 104 one-bedroom units, two single-story recreation and utility buildings totaling 4,078 square feet and 29 parking spaces. The proposed modification of SP-230 will require the Planning Commission's approval to allow an 878 square-foot increase in the floor area of the recreation building, utility building and the second floor of the residential building and to allow façade, interior and parking lot improvements on an approximately 1.19 acre C-1 (Limited Commercial) zoned property located at 151 North Locust Street.
 - e) A public hearing to consider an application by Gregory Southern for Special Use Permit No. 1114 (SP-1114) to develop a 9,100 square-foot shopping center on an approximately 20,716 square-foot C-2 (General Commercial) zoned property at 2323 West Manchester Boulevard.
- 6. Design Review No. 71 (DR-71). A request for Design Review approval for proposed façade, landscaping, and parking lot improvements for a proposed 9,100 square-foot shopping center on an approximately 20,716 square-foot C-2 (General Commercial) zoned property at 2323 West Manchester Boulevard.
 - 7. City Attorney's Office Overview and Discussion Regarding Request to Grant Municipalities Additional Authority to Regulate Large Family Day Care Homes on Lots Zoned for Single Family Homes.
 - 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."

In the event that the Planning Commission meeting of June 2, 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. 1590
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, JULY 7, 2010
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301**