

Meeting Date: November 4, 2009 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:

Pulled

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, 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 unit floor area) in a 60,634 square-foot area, a 1,022 square-foot community room 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. Under Section 12-39.6 of the IMC the applicant has submitted proposed plans to show consistency with the Preliminary PAD plans approved by the Planning Commission on October 7, 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 minor modifications:

1. To increase the residential density from 55 dwelling units per acre to 76 dwelling units per acre. The PAD Code provisions allow a maximum 50% density increase and the applicant is proposing a 38 percent (38%) increase in density.
2. To allow the use of shared laundry facilities for all 58 senior citizen apartments. The IMC requires individual in-unit washer and dryer hook ups for units that contain two or more bedrooms. The applicant proposes to install four washers and dryers at the end of each residential floor. The washers and dryers will be made available at no cost to all units.
3. To provide balcony sizes for 11 of the 58 units that range from 62 square feet to 79 square feet in-lieu of 80 square feet required by the IMC. The applicant proposes to install a 1,022 square-foot community room, a 786 square foot garden exercise and viewing

area, a 3,373 square foot ground-floor seating area, a 4,900 square foot dining hall and various other small recreation areas throughout the seven story development.

4. To provide 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.
5. Allow other parking lot development modifications as follows: 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 Permit visitor parking behind the Senior Center security gate. The Code requires that visitor parking shall be accessible without restriction caused by an unattended gate or security measure.

NOTE: *The October 22, 2009 California Crusader Newspaper Notice published for this item noted that this matter cannot be reviewed by the Planning Commission based on an appeal that was filed before the close of business on October 28, 2009. The City Council must take final action on the matter of the appeal prior to the Planning Commission considering a final PAD request.*

b) An advertised public hearing to consider an application by Verizon Wireless for Special Use Permit No. 1100 (SP-1100) to allow the installation of three new panel antennas to an existing 51-foot high wireless telecommunications monopalm that currently contains nine attached panel antennas, a Global Positioning Satellite (GPS) antenna and four ground equipment cabinets on a 3,000 square-foot C-2 (General Commercial) zoned property located at 3136-3140 West Manchester.

Pulled

c) An advertised public hearing to consider proposed amendments to the Inglewood Municipal Code to revise wireless telecommunications regulations for private and public property locations.

Pulled

d) An advertised public hearing to consider miscellaneous amendments to various articles of Chapter 12 (Planning & Zoning) in the Inglewood Municipal Code.

6. Final Tract Map No. 70455 (FTM-70455). Request for approval of a final 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.
7. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
8. Commission Initiatives.
9. 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 November 4, 2009, 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. 1578
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, DECEMBER 2, 2009
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD
INGLEWOOD, CA 90301