



**CITY OF INGLEWOOD  
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING COMMISSION  
MEETING AGENDA**



March 2, 2022 7:00 P.M.  
City Council Chambers - Ninth Floor (Planning Commission & Staff)  
1 West Manchester Boulevard

**COVID-19 PUBLIC PARTICIPATION OPTIONS**

Due to the existing COVID-19 health emergency and the social distancing measures currently in effect, and pursuant to Assembly Bill 361, please note that members of the public will only be allowed to observe and address the Planning Commission of March 2, 2022 at 7:00 P.M. by telephone, video and other means, as follows:

***Listening to the Meeting and Making Oral Public Comments:*** Members of the public may listen and make oral public comments telephonically by dialing:

**Phone Number: 888-251-2949 or 215-861-0694**  
**Access Code: 5037512#**

Please observe the following tips when phoning in:

- When you call-in, the operator will provide further instructions on how you can make public comments via phone.
- If you are calling from a cell phone, please call from an area with good reception.
- If you are watching the meeting on Facebook or Channel 35 while also accessing the phone line, it is requested that you mute the sound of your video feed as it is offset by 3 seconds from the phone transmission. Additionally, when you are making public comments on the phone line you will be inaudible due to feedback.

***Viewing and Listening to the Meeting without Making Public Comments:***

- On Spectrum Cable Local Channel 35 with audio and limited video. Please check with your cable provider for details.
- Live on-line through Facebook Live, with audio and limited video, at <https://www.facebook.com/cityofinglewood/>

***Written Public Comments:*** Members of the public can submit comments for consideration by the Planning Commission by sending them to Mindy Wilcox, AICP, Planning Manager at [mwilcox@cityofinglewood.org](mailto:mwilcox@cityofinglewood.org). To ensure distribution to the members of the Planning Commission prior to consideration of the agenda, comments must be received prior to 12:00 P.M. on March 2, 2022 the day of the meeting. Correspondence should indicate the meeting date and agenda item. Comments received after 12:00 P.M. and prior to close of the public hearing will be made part of the official public record of the meeting.

***Accessibility:*** If you will require special accommodations due to a disability, please contact the Planning Division Office at (310) 412-5230, One Manchester Boulevard, 4th Floor, Inglewood, California 90301. All requests for accommodations must be received 48 hours prior to the day of the hearing.

**[Agenda Items and Additional Public Access Options Listed on Following Pages]**

1. Pledge of Allegiance.
2. Roll Call.
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. Minutes approval for [December 5, 2021](#), [January 12, 2021](#), [February 2, 2021](#) Planning Commission meetings.
6. PUBLIC HEARING
  - a. A public hearing to consider the following matters associated with the Inglewood Transit Connector Project:
    - a. Environmental Impact Report EA-EIR-2018-073 (EA-EIR-2018-073) to assess the proposed Inglewood Transit Connector Project effect on the environment;
    - b. General Plan Amendment No. 2022-001 (GPA-2022-001) to modify the Land Use, Safety and Circulation Elements of the Inglewood General Plan for the Inglewood Transit Connector Project; and
    - c. Zone Change No. 2022-001 (ZC-2022-001) to establish a Transportation Corridor Overlay Zone;
    - d. Zoning Code Amendment No. 2022-001 (ZCA-2022-001) to make modification to Chapter 12 of the Inglewood Municipal Code (Planning and Zoning) related to the Inglewood Transit Connector Project;
    - e. Design Standards and Guidelines for the Inglewood Transit Connector Project.

Preliminary Recommendations:

    - 1) Adopt a Resolution recommending Certification of Environmental Impact Report EA-EIR-2018-073 (EA-EIR-2018-073) and;
    - 2) Adopt a Resolution Recommending Approval of General Plan Amendment No. 2022-001 (GPA-2022-001);
    - 3) Adopt a Resolution Recommending approval of Zone Change No. 2022-001 (ZC-2022-001);
    - 4) Adopt a Resolution Recommending approval of Zoning Code Amendment No. 2022-001 (ZCA-2022 001);and
    - 5) Adopt a Resolution Recommending approval of Inglewood Transit Connector Project.

[Item 6a Documents](#)
  - b. A public hearing to consider an application by Beth Aboulafia representing Target Corporation for Special Use Permit No. 2022-002 (SP-2022-002) to allow the sale of beer and wine for off-site consumption in an approximately 35,000 square-foot one-story retail tenant space that is part of a multiple tenant mixed use development on an approximately 2.77-acre site at 220 North La Brea Avenue and legally described as Lots 1 through 32 of Block 305 (APN 4015-028-013 thru 023). Preliminary Recommendations:
    - 1) Affirm Categorical Exemption 2022-005 (EA-CE-2022-005);
    - 2) Make a determination on whether Public Convenience or Necessity is served by this request; and
    - 3) Adopt the attached resolution approving SP-2022-002 subject to 27 conditions, and/or add conditions as deemed appropriate.

[Item 6b Documents](#)

7. NON-PUBLIC HEARING

- a. A non-public hearing to consider an approximately 1,200 square-foot on-site mural on the exterior of an existing one-story commercial building on an approximately 11,996 square-foot property C-2 (General Commercial) zoned property at 3000 West Manchester Boulevard

Preliminary Recommendations:

- 1) Affirm Categorical Exemption EA-CE-2022-011; and
- 2) Adopt the attached resolution approving DR-2022-004 subject to 9 conditions, and/or add conditions as deemed appropriate.

[Item 7a documents](#)

8. Public Comments

9. Commission Initiatives.

10. Adjournment.

In the event that the Planning Commission meeting of March 2, 2022 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 regular Planning Commission meeting.

Hearing materials are available at:

<https://www.cityofinglewood.org/AgendaCenter/Planning-Commission-4> and at City Hall, 1st Floor Lobby Information Desk

during regular business hours. If any additional documents are received for distribution to the Planning Commission after publication of this Agenda but before 12:00 P.M. on the day of the meeting, they will be made available for public inspection at the following webpage:

<https://www.cityofinglewood.org/AgendaCenter/Planning-Commission-4>.

*(Note: The above procedures are subject to change for future Commission meetings. Please refer to future Planning Commission agendas for public participation option procedures at that time.)*

**NEXT REGULAR PLANNING COMMISSION MEETING:  
WEDNESDAY, APRIL 6, 2022, 7:00 P.M.  
INGLEWOOD CITY HALL, COUNCIL CHAMBERS, NINTH FLOOR  
ONE WEST MANCHESTER BOULEVARD  
INGLEWOOD, CA 90301**