



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



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

COVID-19 PUBLIC PARTICIPATION OPTIONS

Until further notice, meetings of the Inglewood Planning Commission will be conducted pursuant to California Government Code section 54953(e), which allows the City to use teleconferencing for members of the public to access a meeting and to address the legislative body via a call-in option.

CALL-IN OPTION

- 1. Members of the public who wish to attend the Planning Commission Meeting of June 1, 2022 and address the Planning Commission must use the call-in option noted below:**

Instructions: Dial one of the Phone Numbers below and when prompted, enter the Access Code:

Phone Number: 888-251-2949 or 215-861-0694

Access Code: 6436434#

In the event of a disruption which prevents the City from broadcasting the meeting to the public using the call-in option, or in the event of a disruption within the City's control which prevents the public from offering public comments using the call-in option, the Planning Commission shall take no further action on items appearing on the meeting agenda until public access to the meeting via the call-in option is restored.

ALTERNATIVE METHODS

The City also provides alternative methods for members of the public to submit comments and/or to observe a public meeting. The following alternative methods are provided to the public as a matter of convenience only and the disruption in service to any alternative method does not preclude the Planning Commission from taking further action on an agenda item. In the event of a disruption to any alternative method below members of the public should use the call-in option above.

- 2. Submitting Comments Prior to Public Meeting:** Members of the public may choose to submit comments for consideration by the Planning Commission by sending them to Mindy Wilcox, AICP, Planning Manager at 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 the day of the meeting. Correspondence should indicate the meeting date and agenda item. Comments received after 12:00 P.M. and prior to the close of the public hearing will be made part of the official public record of the meeting.

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

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

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.

Español: "Si no entiende esta noticia o si necesita más información, favor de llamar a este número (310) 412-5230."

[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 [May 4, 2022](#), Planning Commission meetings.
6. PUBLIC HEARINGS
 - a. A re-scheduled public hearing to consider an application by Ben Moradzadeh for Special Use Permit No. 2022-001 (SP-2022-001) to allow a 1,023 square-foot addition and exterior and interior alterations to an existing nonresidential structure that exceeds twenty thousand dollars (\$20,000.00) on an approximately 17,000 square-foot, C-2 (General Commercial)/MEOZ (Medical Enterprise Overlay) zoned property at 945 South Prairie Avenue.
Preliminary Recommendations:
 - 1) Affirm Categorical Exemption EA-CE-2022-002; and
 - 2) Adopt the attached resolution approving SP-2022-001 subject to ~~20~~ 18 conditions, and/or add conditions as deemed appropriate.
[Item 6a documents](#)
 - b. A public hearing to consider an application by Elliot Weinstock, representing 225 North La Brea, LLC, for Special Use Permit No. 2021-012 (SP-2021-012) to approve a Preliminary Planned Assembly Development (PAD) to allow a 5-story multiple-family residential building that consists of 137 studio apartment units with 69 surface parking spaces on an approximately 68,000 square-foot, MU-2 (Mixed Use-2) zoned property at 225 North La Brea Avenue.
Preliminary Recommendations:
 - 1) Affirm Environmental Impact Report Addendum EA-EIR-2016-44; and
 - 2) Adopt the attached resolution approving SP-2021-012 subject to ~~10~~ 14 conditions, and/or add conditions as deemed appropriate.
[Item 6b documents](#)
 - c. A public hearing to consider an application by Nuritsa Poghosian for Special Use Permit No. 2022-004 (SP-2022-004) to amend Conditions of Approval for SP-2017-006, for a proposed 18-bed community care residential health facility on an 11,425 square-foot, R-3 (Multiple-family Residential) zoned property at 614 East Hyde Park Boulevard.
Preliminary Recommendations:
 - 1) Affirm Categorical Exemption EA-CE-2022-060; and
 - 2) Adopt the attached resolution approving SP-2022-004 subject to 13 conditions, and/or add conditions as deemed appropriate.
[Item 6c documents](#)
7. NON - PUBLIC HEARING
 - a. Planning Commission Review to approve a new 400 square-foot one-story restroom building in Edward Vincent, Jr. Park on an approximately 55-acre site, O-S (Open Space) zoned property at 700 East Warren Lane.
Preliminary Recommendations:
 - 1) Affirm Categorical Exemption EA-CE-2022-~~002~~050; and
 - 2) Adopt the attached resolution approving PCR-2022-001 subject to ~~20~~ 6 conditions, and/or add conditions as deemed appropriate.
[Item 7a documents](#)
8. Public Comments. Anyone wishing to address the Planning Commission on any matter within their jurisdiction and not elsewhere considered on the agenda may do so at this time.

9. Commission Initiatives.

10. Adjournment.

In the event that the Planning Commission meeting of June 1, 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 the 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, JULY 6, 2022, 7:00 P.M.
INGLEWOOD CITY HALL, COUNCIL CHAMBERS, NINTH FLOOR
ONE WEST MANCHESTER BOULEVARD
INGLEWOOD, CA 90301**