



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



June 6, 2018 7:00 P.M.  
Community Room  
1 West Manchester Boulevard

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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: January 10, 2018; January 25, 2018; March 7, 2018; April 11, 2018; and May 2, 2018 Planning Commission meetings.
6. PUBLIC HEARINGS
  - a. A public hearing to consider an application by Hamid Zerehi, representing Sabra Gas & Oil, Inc. for Special Use Permit No. 2018-005 (SP-2018-005) to allow the sale of beer and wine for off-site consumption in an existing mini-mart within a service station on a 40,597 square-foot, C-2A (Airport Commercial) zoned property at 4015 W. Century Boulevard.
    1. Preliminary CEQA Recommendation: Affirm the Categorical Exemption EA-CE-2018-029
    2. Preliminary Recommendation: Adopt Findings and the attached resolution approving SP-2018-005 subject to conditions
  - b. A public hearing to consider an application by Chellete M. Harden for Special Use Permit No. 2018-006 (SP-2018-006) to allow the construction of three (3) two-story condominiums with six parking spaces on a 10,213 square-foot R-2A (Limited Multiple-family Residential) zoned property at 961 East 68<sup>th</sup> Street.
    1. Preliminary CEQA Recommendation: Affirm the Categorical Exemption EA-CE-2018-030
    2. Preliminary Recommendation: Adopt Findings and the attached resolution approving SP-2018-006 subject to conditions
  - c. A public hearing to consider an application by Nuritsa Poghosian for Special Use Permit No. 2018-007 (SP-2018-007) to allow the construction of a new 5,920 square-foot, 18-bed community care residential health facility on a 12,500 square-foot, R-3 (Multiple-family Residential) zoned property at 814 North Market Street.
    1. Preliminary CEQA Recommendation: Affirm the Categorical Exemption EA-CE-2018-035
    2. Preliminary Recommendation: Adopt Findings and the attached resolution approving SP-2018-007 subject to conditions
7. NON PUBLIC HEARINGS
  - a) A non-public hearing to consider Final Tract Map No. 73073 (FTM-73073) to allow the development of 226 two-and three-story condominium townhomes, amenities, and open space on an 18.3-acre R-M (Residential and Medical) zoned property.
    1. Preliminary Recommendation: Adopt Findings and the attached resolution recommending approval of FTM-73073 subject to conditions
8. Commission Initiatives
9. 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.

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 más información, favor de llamar a este número (310) 412-5230."

In the event that the Planning Commission meeting of June 6, 2018 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.

**NEXT SPECIAL PLANNING COMMISSION MEETING:  
WEDNESDAY, JULY 11, 2018, 7:00 P.M.  
COMMUNITY ROOM, FIRST FLOOR, INGLEWOOD CITY HALL  
ONE MANCHESTER BOULEVARD  
INGLEWOOD, CA 90301**