DATE: March 21, 2023

TO: Mayor and Council Members

FROM: Economic and Community Development Department

SUBJECT: Set Public Hearing - Consider an Appeal against the Planning Commission’s Denial of Special Use Permit No. 2022-008 (SP-2022-008)

RECOMMENDATION:
It is requested that the Mayor and Council Members set a public hearing for April 4, 2023, to consider an appeal against the Planning Commission’s Denial of Special Use Permit No. 2022-008 (SP-2022-008) to allow an approximately 70,000 square-foot addition to an existing approximately 156,000 square-foot 6-story self-storage facility on an approximately 74,000 square-foot, M-1 (Light Manufacturing) zoned property at 937-959 West Hyde Park Boulevard.

BACKGROUND:
Chapter 12, Articles 11 and 25 of the Inglewood Municipal Code (IMC) require approval of a Special Use Permit (SUP) to allow a new or expanded self-storage facility on a site with a minimum of 22,000 square-feet.

On October 28, 2019, staff approved Site Plan Review No. PR- 2018-036. After completing Site Plan Review, the applicant obtained building permits and started construction at the subject site (943-959 West Hyde Park Boulevard).

On May 24, 2022, Building Safety issued a Certificate of Occupancy for an approximately 156,000-square-foot 6-story self-storage facility.

On November 8, 2022, the applicant filed an SUP application to allow an approximately 70,000 square-foot addition to an existing approximately 156,000 square-foot 6-story self-storage facility.

On February 1, 2023, the Planning Commission failed to reach a second motion, thereby denying the SUP request.

On February 15, 2023, the applicant filed an appeal against the Planning Commission’s denial of SP-2022-008. In accordance with Section 12-96.9 of the Inglewood Municipal Code (IMC), this appeal must be heard by the City Council at a regular meeting conducted within 55 days of the receipt of an appeal letter; therefore the hearing must be conducted no later than April 10, 2023.
DISCUSSION:
The subject site is located on the west side of West Hyde Park Boulevard with industrial/warehouse uses adjacent to the north, south, east and west. The property is currently developed with a 6-story self-storage facility and two (2) single-story industrial buildings.

The applicant is proposing to construct an approximately 70,000 square-foot addition (53,000 square feet leasable storage lockers) to an existing approximately 156,000 square-foot 6-story self-storage facility.

A more detailed staff report will be provided for the public hearing.

FINANCIAL/FUNDING ISSUES AND SOURCES:
There is no fiscal impact.

DESCRIPTION OF ANY ATTACHMENTS:
None.

PREPARED BY:
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COUNCIL PRESENTER:
Mindy Wilcox, AICP, Planning Manager
APPROVAL VERIFICATION SHEET

DEPARTMENT HEAD APPROVAL: Christopher E. Jackson, Sr., ECD Dept. Director

CITY MANAGER APPROVAL: Artie Fields, City Manager