



# CITY OF INGLEWOOD

## OFFICE OF THE CITY MANAGER



**DATE:** November 5, 2019

**TO:** Mayor and Council Members

**FROM:** Economic and Community Development Department

**SUBJECT:** Set Public Hearing to Consider Zone Change No. 2019-001 (ZC-2019-001)

### RECOMMENDATION:

It is recommended that the Mayor and Council Members set a public hearing for November 19, 2019, at 2:00 p.m., to consider Zone Change No. 2019-001 (ZC-2019-001) to rezone an approximately 67,783 square-foot (1.55 acres) site from R-2 (Limited Multiple-family Residential) and M-1 (Light Manufacturing) to R-3 (Multiple-family Residential) at 355 La Colina Drive, and 338 to 358 East Beach Avenue.

### BACKGROUND:

In July, 2019, an application for Zone Change No. 2019-001 was submitted by Alexis Lewis representing East Beach Inglewood, LLC to consider the request to change the zoning designation of the four (4) lot site from R-2 and M-1 to R-3 at 355 La Colina Drive, and 338-358 East Beach Avenue.

On October 2, 2019, the Planning Commission conducted a public hearing to consider the request to change the zoning designation. After taking public testimony and deliberating on the matter, the Planning Commission adopted Resolution No. 1846 recommending approval of the Zone Change.

### DISCUSSION

The project site is located on the north side of La Colina Drive, south side of Beach Avenue and west of Centinela Avenue. The surrounding areas to the north, south, east, and west are residential, future metro station and industrial uses. The subject property is split zoned R-2 and M-1 zone.

The site is 67,783 square feet (1.55 acres) and is currently vacant. The La Colina Drive side of the site is zoned R-2 and the East Beach Avenue side is zoned M-1. Approximately 30,830 square feet of the site is zoned R-2 and 36,900 is zoned M-1.

Existing R-2/M-1 zoning would allow for the development of 10 units by-right and 14 dwelling units with a 35 percent density bonus for affordable housing on the R-2 portion of the parcel as well as various industrial uses. If the City Council approves the zone change request to R-3, and the project is developed as one comprehensive site, 61 units could be developed (by right) and 83 dwelling units with a 35 percent density bonus for affordable housing on the site. In addition R-3

SPH-1

allows boarding homes, lodging homes, schools, nursery/day care uses and similar uses when approved by a special use permit. The R-3 zone allows a maximum building height of 40 feet versus 35 feet allowed in R-2. The R-3 zone requires greater side yard setbacks and reduced rear yard setbacks as compared to the R-2 zone. The R-3 front yard setback is the prevailing public street setbacks.

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

**FINANCIAL/FUNDING ISSUES AND SOURCES:**

There is no fiscal impact.

**LEGAL REVIEW VERIFICATION:** Y/P

Administrative staff has verified that the legal documents accompanying this report have been submitted to, reviewed and approved by the Office of the City Attorney.

**BUDGET REVIEW VERIFICATION:** Y/P

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Budget Division.

**FINANCE REVIEW VERIFICATION:** Y/P

Administrative staff has verified that this report, in its entirety, has been submitted to, reviewed and approved by the Finance Department.

**DESCRIPTION OF ANY ATTACHMENTS:**

None

**APPROVAL VERIFICATION SHEET**

**PREPARED BY:**

Christopher E. Jackson, Economic and Community Development Department Director  
Mindy Wilcox, AICP, Planning Manager  
Eddyfunn Ikemefuna, Senior Planner  
Arturo Salazar, Planner

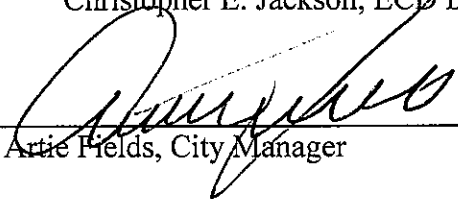
**COUNCIL PRESENTER:**

Mindy Wilcox, AICP, Planning Manager

**DEPARTMENT HEAD APPROVAL:**

  
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Christopher E. Jackson, ECD Department Director

**CITY MANAGER APPROVAL:**

  
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Artie Fields, City Manager