



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



Date: June 3, 2020	Agenda Item Number:
Case Number: Planning Commission Review _____	
Type of Action: Non-Public Hearing	
Request: To vacate a ___ foot segment of 101 st Street	
Applicant: City of Inglewood	
Project Address: 101 st Street	
Legal Description: See attached Exhibit "A" and "B"	

General Plan Designation: Industrial

Zoning:

Associated Cases:

Surrounding Land Uses:

North - TOD Mixed Use -1

South - Historic Core

East - TOD Mixed Use -1

West - Historic Core

Public Notification: No public notification is required for Planning Commission review of a street/alley vacation.

RECOMMENDATION

Consider the staff report and any public comments and make a determination. If the Planning Commission determines to approve the request, it is recommended to:

- 1) Adopt the attached resolution finding that the proposed vacation is in conformance with the General Plan.

If the Planning Commission determines to deny the request, it is recommended that the Commission make the appropriate findings.

REQUEST

The City requests the vacation of an alley between Florence Avenue and Regent Street to allow the development of a mixed-use, multi-story project with ground floor retail, residential units and parking.

BACKGROUND

On October 6, 2015, the City of Inglewood entered into an Exclusive Negotiating Agreement with Thomas Safran & Associates Development, Inc. (TSA) to develop on the City owned parcels, D3 Site, a mixed use project. The project will contain 243 market rate rental housing units, approximately 55,000 square feet of retail and restaurant space, parking to support the project components and community plazas and pedestrian oriented streetscapes. Thomas Safran & Associates Development, Inc. has performed the obligations under the agreement and requires the alley to be vacated to proceed with development.

A vacation of a street, or of a portion of a street, requires approval by the City Council. However, prior to the City Council's consideration, State Law requires that the Planning Commission issue a report to the City Council regarding the street vacation's conformity with the General Plan.

DISCUSSION

The Land Use Element of the General Plan lists as a Goal and Objective, Major Mixed-Use that allow for the development of large-scale sites integrating commercial, office, entertainment, and/or housing that actively engage and enhance pedestrian activity, enable Inglewood's residents to live close to businesses and employment. The closure of this alley will allow the development of a major mixed-use development and is therefore consistent with the Land Use Element of the General Plan.

Alleys are narrow street thoroughfares that run through the middle of a block giving access to the rear of lots or buildings. The Circulation Element of the General Plan does not list alleys as a street classification that would serve a greater circulation function within the City of Inglewood. The closure of this alley will not affect the City's circulation plan as the subject site will be developed as one integrated project and will therefore remain consistent with the Circulation Element of the General Plan.

Recommendation

It is recommended that the Planning Commission approve a Resolution stating that the proposed vacation of an alley between Florence Avenue and Regent Street for the development of a mixed-use, multi-story development conforms with the Inglewood Comprehensive General Plan.

Prepared by

Reviewed by

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Submitted by

Christopher E. Jackson, Sr.
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Attachments:

Attachment 1 – Resolution with attached Exhibits “A” and “B”