

Meeting Date: January 10, 2007 7:00 P.M.
City Council Chamber-Ninth Floor
One Manchester Boulevard

1. Pledge of Allegiance to the Flag.
2. Roll call of the Planning Commission.
3. Approval of the Minutes for the Meeting of December 6, 2006.
4. Communications from staff.
5. 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.
6. PUBLIC HEARINGS:
 - a. An advertised public hearing to consider a request by Jonathan Bustamante for Zone Change No. 123 (ZC-123) to change the zoning designation from C-2D (General Commercial) to R-4 (Multiple-family Residential) for a 5,500 square-foot property located at 117 South Fir Avenue.
 - b. An advertised public hearing to consider a request by Charles James for Special Use Permit No. 1034 (SP-1034) to allow a two-story three-unit residential condominium building on a 7,300 square-foot R-3 (Residential Multiple-family) zoned property at 332 West Nectarine Street.
 - c. An advertised public hearing to consider a request by Kyong Han for Special Use Permit No. 1037 (SP-1037) to allow the conversion of approximately 183 square feet of storage area in an existing beauty supply retail store into a beauty salon that is within 300 feet of a similar use on a C-2 (General Commercial) zoned property at 10901 South Crenshaw Boulevard.
 - d. An advertised public hearing to consider request by M and A Gabae, LP., for a minor modification of Special Use Permit No. 971 (SP-971) for a Planned Assembly Development (PAD) which was approved in June, 2006 and allowed an approximately 92,067 square-foot retail/restaurant shopping center, with 309 parking spaces, on a 6.2-acre site located on C-2 (General Commercial), P-1 (Automobile Parking), and R-3 (Multiple-family Residential) zoned property at 11411-11441 South Crenshaw Boulevard and 3108-3188 West Imperial Highway.
7. A request by Tom Jageshar for Special Use Permit No. 1014 (SP-1014) to modify a previously approved ten-unit, three-story condominium building on a 16,150 square-foot R-3 (Residential Multiple-family) zoned property at 222 West Spruce Avenue. The

Planning Commission approved the ten-unit condominium project on April 5, 2006.

8. An update by the Office of the City Attorney regarding legal alternatives available to the City to enforce maintenance, security and related site conditions that apply to the Marketplace at Hollywood Park Shopping Center at 3311-3561 West Century Boulevard.
9. Brainstorming/Study Session. Planning Commission to discuss the establishment of future study sessions for a number of land use considerations including, but not limited to, parking, density, aesthetics, noise and open space.
10. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
11. Commission Initiatives.
12. Adjournment.

In the event that the Planning Commission meeting of January 10, 2007 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 regularly scheduled Planning Commission meeting.

NEXT COMMISSION RESOLUTION: NO. 1480
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, FEBRUARY 7, 2007
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD