

Meeting Date: December 1, 2004 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 November 3, 2004.
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. A continued advertised public hearing to consider an application by M and A Gabae, LP for Special Use Permit No. 971 for Preliminary Planned Assembly Development (PAD) approval to allow an approximately 95,587 square-foot retail/restaurant shopping center with 310 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. The Special Use Permit/PAD proposal includes a request to allow off-site sales of distilled spirits in a proposed 54,015 square-foot market and the off-site sales of beer, wine and distilled spirits in a proposed 13,056 square-foot drug store. This agenda item is continued from the October 6, 2004 Planning Commission meeting.
 - b. An advertised public hearing to consider an application by Tetra Tech Inc. for Nextel Communications for Special Use Permit No. 978 (SP-978) to allow a rooftop wireless telecommunications facility with 12 panel antennas on an existing two-story 8,116 square-foot C-3 (Heavy Commercial) zoned property at 701 East Hyde Park Boulevard.
 - c. An advertised public hearing to consider an application by Tetra Tech Inc. for Nextel Communications for Special Use Permit No. 979 (SP-979) to allow a rooftop wireless telecommunications facility with 15 panel antennas on an existing three-story 41-unit motel on C-2A (Airport Commercial) zoned property at 4123 West Century Boulevard.
 - d. An advertised public hearing to consider an amendment to Chapter 12 (Zoning) of the Inglewood Municipal Code to allow mixed-use development in an area in the C-2 (General Commercial) zone located on the south side of 85th Street to the north, the west side of Crenshaw Boulevard to the east, the north side of Manchester Boulevard to the south and the east side of Crenshaw Drive to the west.

- e. An advertised public hearing to consider a request by Watt Developers, Inc. for modification of side yard fencing approved by Final Planned Assembly Development/Special Use Permit No. 948 (SP-948) for a proposed master-planned gated residential community consisting of 376 for sale single-family detached units on a 37-acre, R-2 (Limited Multiple-Family Residential) zoned property located at 3500 Pincay Drive (90th Street). The requested modification would allow the removal of side yard fencing located between a portion of the 146 units approved as part of Community "C". There were three communities (107 units in Community "A", 123 units in Community "B" and 146 units in Community "C") that were approved by the Planning Commission on February 4, 2004.

7. Final Tract Map No. 54190 (TTM-54190). Request for approval of a final tract map for the subdivision of three lots into 376 lots on a 37-acre site zoned R-2 (Limited Multi-Family Residential) at 3500 Pincay Drive (90th Street).

8. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.

9. Commission Initiatives.

10. Adjournment.

In the event that the Planning Commission meeting of December 1, 2004 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. 1406
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, JANUARY 5, 2005
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD