

**Meeting Date: July 7, 2004 7:00 P.M.**  
**City Council Chamber-Ninth Floor**  
**One Manchester Boulevard**

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1. Pledge of Allegiance to the Flag.
2. Roll call of the Planning Commission.
3. Approval of the Minutes for the Meeting of June 2, 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. An advertised public hearing to consider an application by Dynamic Builders for Preliminary Planned Assembly Development (PAD) approval of Special Use Permit No. 967 (SP-967) to allow an 11-unit, approximately 54,660 square-foot industrial condominium project on a 2.21-acre, M-1 (Light Manufacturing) zoned property at 8729 South Aviation Boulevard.
  - b. An advertised public hearing to consider an application by George Ifeora for Special Use Permit No. 969 (SP-969) to allow a bar with the on-site sales of beer, wine and distilled spirits, to allow the on-site sale of distilled spirits in a proposed restaurant, and to allow live entertainment in an existing 4,540 square-foot building on a C-2 (General Commercial) zoned property at 3310 West Manchester Boulevard.
  - c. An advertised public hearing to consider the following three related application requests for an 11,972 square-foot property at 3215 West Bartdon Avenue and 10120 South Woodworth Avenue:
    - i. General Plan Amendment No. 04-01 (GPA 04-01) to amend the Land Use Element Map of the Inglewood General Plan for the property from "Open Space" to "Medium Density Residential." The Planning Commission will recommend that the City Council approve or deny the General Plan Amendment request. *This agenda item has been pulled and may be rescheduled for a future Planning Commission meeting.*
    - ii. Zone Change No. 121 (ZC-121) to change the zoning classification of the property from O-S (Open Space) to R-3 (Multiple-Family Residential). The Planning Commission will recommend that the City Council approve or deny the Zone Change request. *This agenda item has*

*been pulled and may be rescheduled for a future Planning Commission meeting.*

- iii. Specific Plan Amendment No. 04-01 (SPA-04-01) to amend the Land Use Designations Map of the Village Specific Plan to re-designate the property from OS-V (Open Space) to R3-V (Multiple Family Residential). The Planning Commission will recommend that the City Council approve or deny the Specific Plan Amendment request. *This agenda item has been pulled and may be rescheduled for a future Planning Commission meeting.*
- d. An advertised public hearing to consider an amendment to Chapter 12 (Zoning) of the Inglewood Municipal Code to establish requirements for mortuaries.
- e. A public hearing to consider an amendment to Chapter 12 (Zoning) of the Inglewood Municipal Code to revise banner sign requirements to allow more flexibility for banner signs. *This agenda item has been pulled and may be rescheduled for a future Planning Commission meeting.*
7. Final Tract Map No. 54283 (FTM-54283). Request for final tract map approval to allow the conversion of nine apartment units into nine condominium units on R-3 (Multiple Family Residential) zoned property at 110 East Spruce Avenue.
8. Final Tract Map No. 54284 (FTM-54284). Request for final tract map approval to allow the conversion of ten apartment units into ten condominium units on R-3 (Multiple Family Residential) zoned property at 601 South Grevillea Avenue.
9. Tentative Tract Map No. 61464 (TTM-61464). Request for approval of a tentative tract map to allow the subdivision of three lots into eleven industrial condominiums on a 2.21-acre site zoned M-1 (Light Manufacturing) at 8729 South Aviation Boulevard.
10. An Oral Report from the Inglewood City Attorney's Office regarding Conflict of Interest Considerations.
11. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
12. Commission Initiatives.
13. Adjournment.

In the event that the Planning Commission meeting of July 7, 2004 is not held, or is concluded prior to a public hearing agenda item being considered, the public hearing will automatically be continued to the next regularly scheduled Planning Commission meeting.

**NEXT COMMISSION RESOLUTION: NO. 1390**  
**NEXT REGULAR COMMISSION MEETING: WEDNESDAY, AUGUST 4, 2004**  
**7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL**  
**ONE MANCHESTER BOULEVARD**