

**Meeting Date: June 1, 2005 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 May 4, 2005.
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 Advance America for Special Use Permit No. 991 (SP-991) to allow a 1,380 square-foot pay day advance check cashing use in a 12,000 square-foot multiple-tenant commercial building at 3530 West Century Boulevard that was approved as part of Phase II of a Planned Assembly Development (PAD/SP-957) on March 3, 2004 to allow a 36,612 square-foot retail/restaurant complex on an approximate 4.75-acre M-1L (Limited Manufacturing) zoned property at 3504-3550 West Century Boulevard. Phase I of the PAD was completed with the development of a 149,705 square-foot Costco retail building and a 12-pump members-only gas station on an approximate 15.4-acre M-1L zoned property at 3560 West Century Boulevard.
  - b. An advertised public hearing to consider an application by R.W. Investment Company, Inc. for Special Use Permit No. 993 (SP-993) to allow six condominium units on a 15,678 square-foot R-3 (Multiple-family Residential) zoned property at 704 North Market Street.
  - c. An advertised public hearing to consider an application by Cingular Wireless for Special Use Permit No. 995 (SP-995) to allow the co-location of a rooftop wireless telecommunications facility with 12 panel antennas and five roof-top equipment cabinets on an existing 8,350 square-foot two-story office/warehouse building on M-1 (Light Manufacturing) zoned property at 917 West Hyde Park Boulevard.
  - d. An advertised public hearing to consider an appeal by Century Affordable Development, Inc., of the Community Development Director's denial of Zone Adjustment No. 1444 (ZA-1444) to provide five-foot to six-foot six-inch side yard setbacks in lieu of the Code-required 10-foot side yard setback and to allow a 16-foot rear yard setback in lieu of the Code-required 20-foot rear yard setback for the development of an 11,500 square-foot, eight-unit residential building in the R-M (Residential and Medical) zone at 447 North Prairie Avenue. Six-foot six-inch side yard setbacks will be provided for seven proposed

patio/balcony projections and for seven stairwell projections. The 16-foot rear yard setback will be provided for balconies of the rear units. Additionally, five-foot side yard setbacks will be provided for eave projections on the first story along the length of the building on both sides. The remainder of the building will provide the required 10-foot side yard setbacks and 20-foot rear yard setback.

7. Tentative Tract Map No. 62780 (TTM-62780). Request for approval of a tentative tract map to allow six condominium residential units on a 15,678 square-foot R-3 (Multiple-family Residential) zoned property at 704 North Market 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 June 1, 2005 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. 1425  
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, JULY 6, 2005  
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL  
ONE MANCHESTER BOULEVARD**