

**Meeting Date: June 7, 2006 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 May 3, 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 an application by M and A Gabae, LP for Special Use Permit No. 971 (SP-971) for Final Planned Assembly Development (PAD) approval to allow 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.
  - b. A continued advertised public hearing to consider a request by Larry Potts, Sr. for Special Use Permit No. 1015 (SP-1015) to allow a two-story, two-unit residential condominium project on a 6,250 square-foot R-3 (Multiple-family Residential) zoned property at 882 West Beach Avenue. The agenda item was continued from the May 3, 2006 Planning Commission meeting.
  - c. An advertised public hearing to consider a request by Blessed Family Covenant Church for Special Use Permit No. 1007 (SP-1007) to allow a church use in an existing 5,983 square-foot multiple-purpose commercial building on a 16,800 square-foot R-2 (Limited Multiple-family Residential) zoned property at 325 North Hillcrest Boulevard.
  - d. An advertised public hearing to consider a request by Metro PCS/Royal Street Communications for Special Use Permit No. 1021 (SP-1021) to allow the co-location of six panel antennas on an existing 87-foot high church steeple that has four existing panel antennas on a 21,462 square-foot C-2 (General Commercial) zoned property at 3320 West 85<sup>th</sup> Street. The equipment for the proposed panel antennas will be located on a lower rooftop of the existing church building.
  - e. An advertised public hearing to consider a request by Metro PCS/Royal Street Communications for Special Use Permit No. 1022 (SP-1022) to allow the co-location of three panel antennas on the rooftop of an existing 8,350 square-foot two-story office/warehouse building that has 12 existing panel antennas on M-1 (Light Manufacturing) zoned property at 917 West Hyde Park Boulevard. The equipment for the

proposed panel antennas will be located on the ground adjacent to the existing building.

- f. An advertised public hearing to consider amendments to Chapters 9 and 12 of the Inglewood Municipal Code to revise condominium conversion fees and regulations.
  - g. An advertised public hearing to consider General Plan Amendment 06-01 to the Land Use Element Map of the Inglewood General Plan to re-designate from "Commercial" to "Commercial Residential" properties that front along Manchester Boulevard bounded by the east side of the 405 Freeway to the west, and the east side of Fir Avenue to the east, including those C-2 and C-2A zoned properties located immediately north and south of Manchester Boulevard on Ash Avenue, Oak Street, Cedar Avenue, Inglewood Avenue, Eucalyptus Avenue and Fir Avenue that are contiguous to properties that front on Manchester Boulevard; and for properties located on the east side of La Cienega Boulevard between the San Diego Freeway off-ramp and the north side of Century Boulevard.
  - h. An advertised public hearing to consider amendments to Chapter 12 of the Inglewood Municipal Code to allow mixed-use development for C-2 (General Commercial) and C-2A (Airport Commercial) zoned properties that front along Manchester Boulevard bounded by the east side of the 405 Freeway to the west, and the east side of Fir Avenue to the east, including those C-2 and C-2A zoned properties located immediately north and south of Manchester Boulevard on Ash Avenue, Oak Street, Cedar Avenue, Inglewood Avenue, Eucalyptus Avenue and Fir Avenue that are contiguous to properties that front on Manchester Boulevard, subject to Special Use Permit approval; and to allow mixed use development for the C-2A (Airport Commercial) zoned properties located on the east side of La Cienega Boulevard between the San Diego Freeway off-ramp and the north side of Century Boulevard.
7. Status Report for Special Use Permit No. 977 (SP-977). A status report for Special Use Permit No. 977 (SP-977) that was approved by the Planning Commission on November 3, 2004 for group counseling for a maximum of 10 people per session in an existing church building and for shared parking for infrequent users for the proposed counseling use on a two-acre site zoned C-2 (General Commercial) and R-2 (Limited Multiple-Family Residential) at 3600 West Imperial Highway. At the November 3, 2004 meeting, the Commission required that a status report for SP-971 to be brought back to the Planning Commission six months after commencement of the use.
8. Design Review No. 64 (DR-64). Request for Design Review approval for proposed façade improvements to an existing 24,678 square-foot commercial building located on a 1.8 acre, C-3 (Heavy Commercial), C-3D (Heavy Commercial/Supplemental Design Review) and M1-D (Light Manufacturing/Supplemental Design Review) zoned property at 257 North LaBrea Avenue. The Design Review request pertains only to the C-3D and M-1D zoned portions of the property.
9. Planning Commission Review No. 06-01 (PCR 06-01). Request for Planning Commission Review approval for plans proposed by the Inglewood Public Works Department to construct two 972 square-foot modular buildings that include restrooms and storage areas in Edward Vincent Park at 700 East Warren Lane.

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 June 7, 2006 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. 1455**  
**NEXT REGULAR COMMISSION MEETING: WEDNESDAY, JULY 5, 2006**  
**7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL**

ONE MANCHESTER BOULEVARD