

Meeting Date: March 2, 2005 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 February 2, 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 a request by Watt Developers, Inc. for the modification of side yard fencing and the modification of fence heights for rear walls 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 West Pincay Drive (formerly West 90th Street). The two requested modifications would allow the removal of side yard fencing for 135 of the 146 lots approved as part of Community "C" and to allow nine to 12 foot fence heights (including retaining walls) for 29 of the 376 lots approved for the planned residential development. 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. *The only action the Planning Commission is considering is related to the removal of side yard fencing for 135 lots and the increased height of fencing for 29 lots. The Commission's determination will not alter the overall approval of the 376 for sale single-family detached units.*
 - b. An advertised public hearing to consider an application by Devon Bridewell for Special Use Permit No. 985 (SP-985) to allow the relocation of an existing rent-to-own retail use from a 1,758 square-foot retail space to a 3,960 square-foot retail space within an existing 11,748 square-foot one-story, multiple-tenant commercial center on a 40,040 square-foot C-1 (Limited Commercial) zoned property at 400 East Florence Avenue.
 - c. An advertised public hearing to consider an application by Dawne Gordon for Special Use Permit No. 987 (SP-987) to allow the expansion of an existing 800 square-foot beauty salon to 1,500 square feet located in an existing 8,703 square-foot, two-story commercial building within 300 feet of a similar use on C-2 (General Commercial) zoned property at 547 West Manchester Boulevard.
 - d. An advertised public hearing to consider amendments to Chapter 12 (Zoning) of the Inglewood Municipal Code to revise group counseling requirements.

7. Overview of Proposed Comprehensive General Plan and Zoning Code Updates.
8. Planning Commission discussion regarding how to mitigate illicit activities conducted at certain businesses in the City of Inglewood. (This item was continued from the February 2, 2005 Planning Commission meeting).
9. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
10. Commission Initiatives.
11. Adjournment.

In the event that the Planning Commission meeting of March 2, 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. 1414
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, APRIL 6, 2005
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD**