

Meeting Date: November 3, 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 October 6, 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 Ashok Chopra for Special Use Permit No. 961 (SP-961) for approval of final plans for a Planned Assembly Development (PAD) to allow the addition of four dispensers to an existing eight-dispenser service station, the development of an ancillary car wash use to the service station, and the development of a 3,750 square-foot convenience market and a 4,200 square-foot commercial retail/office building on a 30,989 square-foot site on C-2A (Airport Commercial) zoned property at 10800-10828 South Prairie Avenue. The Planned Assembly Development includes a request to allow flexibility for a parking reduction of three spaces for the commercial uses.
 - b. An advertised public hearing to consider an application by Dynamic Builders for Special Use Permit No. 967 (SP-967) for approval of final plans for a Planned Assembly Development (PAD) to allow an 11-unit, 54,660 square-foot industrial condominium project on a 2.21-acre, M-1 (Light Manufacturing) zoned property at 8729 South Aviation Boulevard.
 - c. An advertised public hearing to consider an application by Siraj Hassanally and Connie Wenning for Special Use Permit No. 975 (SP-975) to allow eight condominium units on a 19,972 square-foot R-4 (Multiple-Family Residential) zoned property at 415-419 West Regent Street.
 - d. An advertised public hearing to consider an application by Dual Diagnosis Assessment and Treatment Center, Inc. for Special Use Permit No. 977 (SP-977) to allow group counseling for a maximum of 10 people per session in an existing church building and to allow 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.
 - e. An advertised public hearing to consider amendments to Chapter 12 (Zoning) of the Inglewood Municipal Code regarding rent-to-own requirements and to establish

requirements for the display and sale of caskets in commercial zones.

- f. An advertised public hearing to consider amendments to Chapter 12 (Zoning) of the Inglewood Municipal Code regarding check cashing uses, pay day advance, money transfer and similar uses and to consider revising the requirements that pertain to the development of service station sites that are vacant or abandoned.
7. Tentative Tract Map No. 61431 (TTM-61431). Request for approval of a tentative tract map to allow eight condominium residential units on R-3 (Multiple-Family Residential) zoned property at 415-419 West Regent 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 November 3, 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. 1400
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, DECEMBER 1, 2004
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD**