

**Meeting Date: October 5, 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 September 7, 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 Gigante USA, for the modification of a condition of Resolution No. 1310 that restricted outside sales, display and storage for a 53,500 square-foot multiple-tenant commercial building on C-R (Commercial and Recreation) zoned property at 3321 West Century Boulevard. The multiple-tenant building was approved by Special Use Permit No. 917 (SP-917). Special Use Permit No. 917 was part of Phase II of Final Planned Assembly Development/Special Use Permit No. 849 (SP-849) that was approved in January 2000, that allowed a 499,577 square-foot retail/restaurant complex at 3363-3471 West Century Boulevard. Final PAD/SP-849 restricted outside sales, display and storage for the complex except for the Target and Home Depot stores. The requested modification would allow an area outside to be used for sales, display and storage purposes by Gigante Supermarket, the major tenant in the 53,500 square-foot building. *(It should be noted that this proposal has a listed address outside of the center's original listed range of 3363-3471 West Century Boulevard. This is due to additional addresses needed to accommodate the increase in the number of tenants).*
  - b. An advertised public hearing to consider a request by James Paul for Nix Check Cashing for the modification of a condition of Resolution No. 1330 that prohibited ingress/egress from 8<sup>th</sup> Avenue for a 1,765 square-foot Nix check cashing facility located within a 2,240 square-foot commercial building on C-2 (General Commercial) zoned property at 2934 West Manchester Boulevard. The check cashing facility was approved by Special use Permit No. 930 (SP-930). The requested modification is to allow ingress/egress from 8<sup>th</sup> Avenue.
  - c. An advertised public hearing to consider an application by Ahmad Ghaderi for Circle K Stores for Special Use Permit No. 996 (SP-996) to allow a four-pump gasoline service station on an abandoned service site with a 2,075 square-foot convenience market and to allow the off-site sale of beer and wine in the convenience market on an approximately 14,250 square-foot C-3 (Heavy Commercial) zoned property at 8600 South Aviation Boulevard.

- d. An advertised public hearing to consider an application by Eucalyptus Avenue Townhomes, LLC, for Special Use Permit No. 1000 (SP-1000) to allow a three-story 24-unit condominium complex and 57 parking spaces on a 32,000 square-foot R-3 (Multiple-family Residential) zoned property at 502-508 South Eucalyptus Avenue.
  - e. An advertised public hearing to consider an application by Westside Residence Hall Inc. for Special Use Permit No. 1003 (SP-1003) to allow the addition of 196 transitional housing units to 315 existing transitional housing units and an existing independent living skills, education, computer and vocational training facility on M-1 (Light Manufacturing) zoned property at 725-733 South Hindry Avenue. The housing component has to be ancillary to the educational component of the facility.
  - f. An advertised public hearing to consider an application by Shilonda Williams for Special Use Permit No. 1004 (SP-1004) to allow a 700 square-foot beauty salon within 300 feet of a similar use in an existing commercial building on C-2 (General Commercial) zoned property at 1664 North Centinela Avenue.
  - g. An advertised public hearing to consider an application by Cingular Wireless for Special Use Permit No. 1006 (SP-1006) to allow a 65-foot high monopole for telecommunications transmissions with 12 panel antennas on an approximately 23,660 square-foot C-S (Commercial Service) zoned property developed with a 3,696 square-foot carwash building at 10200 South Hawthorne Boulevard.
7. Tentative Tract Map No. 61935 (TTM-61935). Request for approval of a tentative tract map to consolidate 53 commercial lots into 14 lots on a 16-acre, C-2 (General Commercial) zoned site located at 3300-3490 West Century Boulevard.
  8. Tentative Tract Map No. 62417 (TTM-62417). Request for approval of a tentative tract map to allow 24 condominium residential units on a 32,000 square-foot R-3 (Multiple-family Residential) zoned property at 502-508 South Eucalyptus Avenue.
  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 October 5, 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. 1435**  
**NEXT REGULAR COMMISSION MEETING: WEDNESDAY, NOVEMBER 2, 2005**  
**7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL**  
**ONE MANCHESTER BOULEVARD**