

Meeting Date: October 6, 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 September 1, 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 M and A Gabae, LP for Special Use Permit No. 971 (SP-971) for Preliminary Planned Assembly Development (PAD) approval to allow an approximately 95,587 square-foot retail/restaurant shopping center with 310 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. The Special Use Permit/PAD proposal includes a request to allow off-site sales of distilled spirits in a proposed 54,015 square-foot market and the off-site sales of beer, wine and distilled spirits in a proposed 13,056 square-foot drug store.
 - b. An advertised public hearing to consider an application by the City of Inglewood Redevelopment Agency for Special Use Permit No. 976 (SP-976) for Preliminary Planned Assembly Development (PAD) approval to allow an approximately 61,053 square-foot senior citizen complex consisting of a 21,243 square-foot senior center, 58 senior citizen dwelling units in 39,810 square feet of floor area and an 80,292 square-foot subterranean parking structure with 155 parking spaces located on C-1 (Limited Commercial) zoned property at 111 North Locust Street. The Preliminary PAD includes requests to allow shared laundry facilities for all senior dwelling units, to allow a reduction in the Code-balcony sizes, to allow a single common driveway for use by the senior center and senior dwelling units, and to allow modification of parking lot development standards.

A Preliminary Initial Study and Checklist was prepared to identify potential environmental impacts that may occur from the development of the proposed project. Final project approval cannot be given until a completed environmental analysis is reviewed and approved.

- c. An advertised public hearing to consider an amendment to Chapter 12 (Zoning) of the Inglewood Municipal Code to revise tattoo, pawn shop and used car sales lot requirements. *The proposed amendment regarding used car sales lot requirements has been pulled to allow staff time to conduct additional research and analysis. The item may be rescheduled for Planning Commission consideration at a later date.*
- d. An advertised public hearing to consider an amendment to Chapter 12 (Zoning) of the Inglewood Municipal Code to consider allowing mixed use development in an area in the C-2 (General Commercial) zone located along the south side of 85th Street to the north, the west side of Crenshaw Boulevard to the east, the north side of Manchester Boulevard to the south and the east side of Crenshaw Drive to the west. *The Commission will take public testimony regarding this item. The item will be rescheduled for Planning Commission consideration at a later date.*
7. Public Comments. Anyone wishing to address the Planning Commission on any matter not elsewhere considered on the agenda may do so at this time.
8. Commission Initiatives.
9. Adjournment.

In the event that the Planning Commission meeting of October 6, 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. 1398
NEXT REGULAR COMMISSION MEETING: WEDNESDAY, NOVEMBER 3, 2004
7:00 P.M., CITY COUNCIL CHAMBER, INGLEWOOD CITY HALL
ONE MANCHESTER BOULEVARD