



## Community Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 [www.comptoncity.org](http://www.comptoncity.org)

### **SPECIAL MEETING**

#### PLANNING COMMISSION AGENDA

**WEDNESDAY, MAY 21, 2018**

**7:00 P.M.**

**CITY HALL COUNCIL CHAMBERS**

**205 SOUTH WILLOWBROOK AVENUE**

#### **Notice**

Members of the public may address the Planning Commission on any hearing shown on the agenda. Persons addressing the Commission must complete a speaker information form and submit it to the secretary prior to speaking. **Persons appearing on behalf of a group or organization shall be allotted five (5) minutes to speak. Persons appearing as an individual shall be allotted three (3) minutes to speak.** All speakers must state their name prior to speaking. ***Please silence or turn off all cell phones, pagers or any other audible electronic devices.***

All Planning Commission decisions are final unless appealed to the City Council. In order to be valid an appeal must be filed with the City Clerk within 14 calendar days of Commission's resolution adoption and must state the grounds wherein the Commission failed to conform to the requirements of the Municipal Code.

*Any writings or documents distributed to a majority of the members of the Commission regarding any item on the agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Planning Department, located at 205 South Willowbrook Avenue, Compton, California, during regular business hours, and in the lobby of the Council Chambers during the meeting.*

**1) PLEDGE OF ALLEGIANCE:**

**2) ROLL CALL:**

**3) APPROVAL OF MINUTES:** January 17, 2018 and February 14, 2018

**4) PUBLIC HEARING ITEMS:**

- A. Variance Case No. 17-000005 – (remanded from City Council)** A request of Bill Kempton to legalize a garage conversion into a bedroom without providing a replacement garage as required by Code for the property is located at 522. W. Peach St., Compton in the Medium Density Residential (R-M) zone.

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### **B. CONDITIONAL USE PERMIT CASE NO. 17-000034/MITIGATED NEGATIVE DECLARATION NO. 944**

A request of Hakop Khudikyan to operate a truck parking/storage yard in connection with a new 21,083 square foot warehouse facility, a 2,040 square foot equipment building, and a natural gas filling station located at 431-435 E. Weber Ave., Compton in the Heavy Manufacturing (M-H) zone. Truck parking/storage.

### **C. CONDITIONAL USE PERMIT CASE NO. 18-000007**

A request of Frank Harvey to construct an automatic, drive-thru carwash located at 305 N. Long Beach Blvd., parcels (6178-025-910, 6178-025-909, 6178-025-908, 6178-025-907, 6178-025-906, and 6178-025-015) Compton in the Limited Commercial (C-L) zone.

5) **NEW BUSINESS:**

6) **OLD BUSINESS:**

7) **DIRECTORS COMMENTS:**

Discussion to update the Planning Commission By-laws

8) **COMMISSION COMMENTS:**

9) **AUDIENCE COMMENTS:**

**THE COMPTON CITY COUNCIL CHAMBERS IS LOCATED AT 205 S. WILLOWBROOK AVENUE, COMPTON. FOR FURTHER INFORMATION, CONTACT THE PLANNING DIVISION AT 310.605.5532, MONDAY THROUGH THURSDAY, 7:00 A.M. TO 6:00 P.M.**

**NEXT MEETING:** Wednesday, June 13, 2018