



Planning & Economic Development Department

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PLANNING COMMISSION MINUTES

WEDNESDAY, MAY 12, 2010

7:00 P.M.

CITY HALL COUNCIL CHAMBERS

205 SOUTH WILLOWBROOK AVENUE

1) **PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was led by Commissioner Darden.

2) **ROLL CALL**

Commissioners Present:

Juanita Green-Wright

Lillie P. Darden

Michael Hill

Kim Saunders

Cleo Turner

Staff Representatives Present:

Derek Hull

Ebony McGee

Anita Aviles

Chairperson Green-Wright introduced the Honorable Judge Karen Ackerson-Brazil.

3) **PUBLIC HEARING ITEM(S)**

A. **PLANNING COMMISSION APPEAL CASE NO. 09-01** – A request by Kizure Iron Works, LLC to appeal the Planning & Economic Development Director's Notice of Violation/Abatement at 1950 N. Central Avenue, located within the Low Density Residential (R-L) zone.

Staff Representative Hull stated that the applicant has requested an appeal before Planning Commission in order to contest the existence of violations of the Compton Municipal Code (CMC) Section 30-33 including the failure to have a current business license or certificate of occupancy for the property. The applicant first occupied and was licensed for a hair care products manufacturing company at the location in April 1991 through January of 2003, when the licensed expired (approximately 12 years). In 2004 the property was rezoned from Limited Manufacturing (M-L) to Low Density Residential (R-L) and the applicant was informed that use of the property for manufacturing had become a legal, non-conforming use. Thermo Hair Care, Inc., subsequently applied for a business license/certificate of occupancy in 2003 and 2004. Both business license/certificate of occupancy were denied due to required inspections not being completed. In June of 2009, LLoneau Products and Kizure Iron Works LLC applied for a business license/certificate of occupancy for the subject site, both were cancelled (reasons unknown). The site was been without a licensed business since 2003.

Staff Representative Hull stated that a certified letter was sent to the applicant regarding the loss of legal, non-conforming status and violations including the lack of a certificate of occupancy and current business license dated October 27, 2009. Per CMC Section 30-38 the violations are subject to abatement within 30 days of notification. The City of Compton may charge the owners of the

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property with the cost incurred in the abatement of the violation. Abatement actions may include: the closure of any building, place of assembly, or activity or the removal from the property of materials and structures which are in violation. Per CMC Section 30-38, the applicant may contest these violations, hence, the applicant's request for an appeal.

Staff Representative Hull stated that in addition, Sections 9-1.6 and 9-1.7 of the Compton Municipal Code, "licenses remaining unpaid thirty (30) days following its date of expiration, whether it be a monthly, quarterly, semiannual or annual license, a penalty of twenty-five (25%) percent of the amount of such license shall be added and an additional ten (10%) percent shall be added each thirty (30) days thereafter until paid" and "No license for any succeeding current or unexpired license period shall knowingly be issued to any person who at the time of making application for any license is indebted to the City for any unpaid license fee...". Therefore, no additional or subsequent permits shall be issued by the City until said penalty fees are addressed.

Staff Representative Hull stated that this case was originally before the Planning Commission in November of 2009 and the case was postponed at the request of the City Attorney's office. This case was subsequently put on the February 2010 Planning Commission agenda; the case was continued to the May 12, 2010 Planning Commission hearing.

Staff Representative Hull stated that staff recommends that this item be continued with discussion.

Motion to close inaudible.

MEETING MINUTES WERE INAUDIBLE DUE TO RECORDING DIFFICULTY.

- 4) **INFORMATIONAL ITEM** (A Report of Previously Approved Cases)
- 5) **OLD BUSINESS**
- 6) **NEW BUSINESS**
- 7) **COMMISSION COMMENTS**
- 8) **AUDIENCE COMMENTS**

**DEREK R. HULL, DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**

