



Planning & Economic Development Department

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PLANNING COMMISSION MINUTES

WEDNESDAY, AUGUST 11, 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 Saunders.

2) **ROLL CALL**

Commissioners Present: Juanita Green-Wright
Lille Darden
Michael Hill
Cleo Turner
Kim Saunders

Staff Representatives Present: Derek Hull
Anita Aviles

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

A. **CONDITIONAL USE PERMIT CASE NO. 2680**– A request of Maruso to allow for the manufacturing of plastic hangers at 2450 S. Sequoia Dr., Compton, in the M-H (Heavy Manufacturing) zone.

Commissioner Darden moved that the public hearing regarding Conditional Use Permit Case No. 2680 be opened. The motion was seconded by Commissioner Turner and carried unanimously.

Staff Representative Hull stated that the project is located at 2450 S. Sequoia Dr. in the Third Council District. Nearest intersection is Victoria Street and Wilmington Avenue.

Staff Representative Hull stated that the project site land use designation is Industrial (I). Adjacent land uses are to the North is Industrial (I), to the South is N/A – City of Carson, to the East is Industrial (I), and to the West is Industrial (I).

Staff Representative Hull stated that the project site zoning is Heavy Manufacturing (M-H). Adjacent zonings are to the North M-H (Heavy Manufacturing), to the South is N/A - City of Carson, to the East is M-H (Heavy Manufacturing), and to the West is M-H (Heavy Manufacturing).

The project is located in the following overlay district: Redevelopment Area.

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Staff Representative Hull stated that based on the project's analysis the project is Categorically Exempt in accordance with Section 15301 of the State CEQA Guidelines. (Class 1 Exemption); the proposed wireless facility is located within a Redevelopment Project Area; Maruso USA Inc. is a company that mainly imports and wholesales plastic hangers and the parent company is based out of Japan. Maruso is proposing to manufacture and warehouse plastic hangers at the Compton site; Issues /Concerns: The Compton Municipal Code (C.M.C) is a bit unclear as to whether or not manufacturing of plastics is a principally permitted use in the M-H zone or requires the approval of a conditional use permit; since the Code is vague staff has chosen to use the more restrictive interpretation, hence the applicant's requested for a conditional use permit; that this approval is only for the manufacturing of plastic products/goods, not for the manufacturing of raw plastic material.

Therefore, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2680 subject to the findings and conditions of approval contained in the staff report.

Commissioner Saunders questioned the analysis section that states that this approval is only for the manufacturing of plastic products/goods, not for the manufacturing of raw plastic material. Ms. Saunders asked that plastic hangers are from raw plastic material therefore is the raw plastic material brought in or are they making raw plastic material before they make the hangers.

Applicant's Representative, Sonoko Kotaki, 20710 Manhattan Pl., Torrance, stated that they are going to buy the raw material from local suppliers located in the City of Industry and that they will not be producing any raw material at that location.

Chairperson Green-Wright asked Ms. Kotaki how many new employees will they hire.

Ms. Kotaki stated that they will be hiring 3 to 5 new employees in addition to the 8 to 11 employees they currently have.

Commissioner Turner asked if they are willing to comply with all the conditions of approval.

Ms. Kotaki agreed to comply with each of them.

Staff Representative Hull stated that staff is requesting that Condition 2 be modified to delete ARB and add Planning and Economic Development Department.

There being no further comments, Commissioner Turner moved to close the public hearing regarding **CONDITIONAL USE PERMIT CASE NO. 2680**. The motion was seconded by Commissioner Darden and carried unanimously.



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Commissioner Turner moved to approve **CONDITIONAL USE PERMIT CASE NO. 2680**. The motion was seconded by Commissioner Hill. **CONDITIONAL USE PERMIT CASE NO. 2680** was approved unanimously.

- B. CONDITIONAL USE PERMIT CASE NO. 2677**– A request of Sprint to modify an existing wireless facility mounted on a transmission tower by adding 3 panel antennas, 3 microwave dish antennas, 3 remote radio units at a maximum height of 62' and the installation of the related equipment at 1400 W. Greenleaf Blvd., Compton, in the B (Buffer) zone.

Commissioner Darden moved that the public hearing regarding Conditional Use Permit Case No. 2677 be opened. The motion was seconded by Commissioner Turner and carried unanimously.

Staff Representative Hull stated that the project is located at 1400 W. Greenleaf Blvd. in the Third Council District. Nearest intersection are Central Avenue and Greenleaf Blvd.

Staff Representative Hull stated that the project site land use designation is Open Space (O). Properties to the North are Open Space (O), to the South are Industrial (I), to the East are Open Space (O), to the West are N/A – City of Carson.

Staff Representative Hull stated that the project site zoning is Buffer (B). Properties to the North are Low Density Residential (R-L), to the South are Heavy Manufacturing (M-H), to the East are Buffer (B), and to the West N/A – City of Carson

The project is located within the Redevelopment Project Area overlay district.

Staff Representative Hull stated that based on staff's issues /concerns generally cell towers do not meet the intent of the zoning. In addition, the proposed use is in conflict with the General Plan land use designation of open space. Staff will need additional time to conduct a thorough analysis of the proposal.

Therefore, staff recommends that the Planning Commission continue Conditional Use Permit Case No. 2677 to the October 13, 2010 hearing.

Commissioner Hill moved to continue **CONDITIONAL USE PERMIT CASE NO. 2677** to October 13, 2010. The motion was seconded by Commissioner Turner. **CONDITIONAL USE PERMIT CASE NO. 2677** was continued unanimously.

- C. CONDITIONAL USE PERMIT CASE NO. 2678**– A request of Sprint to modify an existing wireless facility mounted on a transmission tower by adding 3 panel antennas, 2 microwave dish antennas, 3 remote radio units at a maximum height of 47' and the installation of the related equipment at 1800 S. Santa Fe Ave., Compton, in the B (Buffer) zone.



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Commissioner Turner moved that the public hearing regarding Conditional Use Permit Case No. 2678 be opened. The motion was seconded by Commissioner Darden and carried unanimously.

Staff Representative Hull stated that the project is located at 1800 S. Santa Fe Ave. in the Fourth Council District. Nearest intersection is Santa Fe Avenue and Greenleaf Blvd.

Staff Representative Hull stated that the project site land use designation is Open Space (O). Properties to the North are Mixed Use (MU), to the South are Mixed Use (MU), to the East are Open Space (O), and to the West are Open Space (O).

Staff Representative Hull stated that the project site zoning is Buffer (B). Properties to the North are Limited Manufacturing (M-L), to the South are Heavy Manufacturing (M-H), to the East are Buffer (B), and to the West are Buffer (B).

The project is located within the Redevelopment Project Area overlay district.

Staff Representative Hull stated that based on staff's issues /concerns: Generally cell towers do not meet the intent of the zoning. In addition, the proposed use is in conflict with the General Plan land use designation of open space. Staff will need additional time to conduct a thorough analysis of the proposal.

Therefore, staff recommends that the Planning Commission continue Conditional Use Permit Case No. 2678 to the October 13, 2010 hearing.

Commissioner Saunders asked if a particular case conflicts with goals of the City why does the City allow them to go forward with the case.

Staff Representative Hull stated that it the applicant's right of going through the process to actually submit an application. The applicant is informed of the issues that are evident based on the review. However, staff does not want to prevent or delay anyone their due process.

Commissioner Hill moved to continue **CONDITIONAL USE PERMIT CASE NO. 2678** to October 13, 2010. The motion was seconded by Commissioner Darden. **CONDITIONAL USE PERMIT CASE NO. 2678** was continued unanimously.

- D. CONDITIONAL USE PERMIT CASE NO. 2681**– A request of Clearwire to co-locate a wireless facility consisting of 3 panel antennas, 3 microwave dish antennas, 3 remote radio units on an existing a mono-pole at a maximum height of 92' and the installation of the related equipment at 971 E. Rosecrans Ave., Compton, in the C-L (Limited Commercial) zone.



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Commissioner Darden moved that the public hearing regarding Conditional Use Permit Case No. 2681 be opened. The motion was seconded by Commissioner Turner and carried unanimously.

Staff Representative Hull stated that the project is located at 971 E. Rosecrans Ave. in the First Council District. Nearest intersection is Rosecrans Avenue and Dwight Avenue.

Staff Representative Hull stated that the project site land use designation is Mixed Use (MU). Properties to the North are Mixed Use (MU), to the South are Low Density Residential (LDR), to the East are Mixed Use (MU), and to the West are Mixed Use (MU).

Staff Representative Hull stated that the project site zoning is Limited Commercial (C-L). Properties to the North are Limited Commercial (C-L), to the South are Commercial Manufacturing (C-M) and Low Density Residential (R-L), to the East are Limited Commercial (C-L), and to the West are Limited Commercial (C-L).

The project is located within the Redevelopment Project Area overlay district.

Staff Representative Hull stated that based on the staff's analysis the project is Categorically Exempt in accordance with Section 15301 of the State CEQA Guidelines. (Class 1 Exemption); the proposed wireless facility is located within the Redevelopment Project Area and future Atkinson Brickyard Specific Plan area; according to the location standards per the City's Personal Wireless Service Facilities (PWSFs) ordinance (30-46 C.M.C.), the subject site is neither an Avoidance Area nor Opportunity Site; staff's issues/concerns are that co-location on existing mono-pole; readily visible; no concealment or camouflaging of any type; the proposed co-location of a wireless facility on an existing mono-pole does not comply with the fall zone requirement of the wireless ordinance; alternative sites were unsuitable for applicant in that it did not provide the required RF for the desired area; staff would highly recommend that the applicant relocate to an opportunity site and be completely concealed/camouflaged; and staff has conditioned that the Conditional Use Permit be limited to a 10 year term.

Therefore, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2681 subject to the findings and conditions of approval contained in the staff report.

Commissioner Saunders asked if staff received any information on the stability of the pole and how much weight that pole can sustain since we are looking of fall zone that does not comply.

Staff Representative Hull asked the applicant when a question like this comes up what does applicant provide the City.



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The applicant, Arvin Norouzi, 4060 Campus Dr., Ste. 200, Newport Beach, stated that typically the calculations are provided to the Building and Safety Department in order to get the permit. Typically they would not be part of the Planning Department package they would be part of the Building and Safety submittal.

Staff Representative Hull stated that a condition of approval has been listed that would require verification of the structural integrity of the mounts.

There being no further comments, Commissioner Hill moved to close the public hearing regarding **CONDITIONAL USE PERMIT CASE NO. 2681**. The motion was seconded by Commissioner Turner and carried unanimously.

Commissioner Turner moved to approve **CONDITIONAL USE PERMIT CASE NO. 2681**. The motion was seconded by Commissioner Hill. **CONDITIONAL USE PERMIT CASE NO. 2681** was approved unanimously.

- E. CONDITIONAL USE PERMIT CASE NO. 2683**– A request of Clearwire to co-locate a wireless facility consisting of 3 panel antennas, 5 microwave dish antennas, 3 remote radio units on an existing a lattice tower at a maximum height of 79' and the installation of the related equipment at 1440 S. Atlantic Ave., Compton, in the C-M (Commercial Manufacturing) and M-L (Limited Manufacturing) zones.

Commissioner Turner moved that the public hearing regarding Conditional Use Permit Case No. 2683 be opened. The motion was seconded by Commissioner Darden and carried unanimously.

Staff Representative Hull stated that the project is located at 1440 S. Atlantic Ave. in the Fourth Council District. Nearest intersection is Atlantic Ave and Alameda Street.

Staff Representative Hull stated that the project site land use designation is I (Industrial). Properties to the North are I (Industrial), to the South are I (Industrial), to the East are I (Industrial), and to the West are I (Industrial).

Staff Representative Hull stated that the project site zoning designation is Limited Manufacturing (M-L) & Commercial Manufacturing (C-M). Properties to the North are Limited Manufacturing (M-L) & Commercial Manufacturing (C-M), to the South are Commercial Manufacturing (C-M), to the East are Commercial Manufacturing (C-M), and to the West area Limited Manufacturing (M-L).

The project is located within the Redevelopment Project Area overlay district.

Staff Representative Hull stated that based on staff's analysis the project is Categorically Exempt in accordance with Section 15301 of the State CEQA Guidelines. (Class 1 Exemption); the proposed wireless facility is located within the Redevelopment Project



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Area; according to the location standards per the City's Personal Wireless Service Facilities (PWSFs) ordinance (30-46 C.M.C.), the subject site is neither an Avoidance Area nor Opportunity Site; staff's issues/concerns: Co-location on existing lattice tower; readily visible; no concealment or camouflaging of any type; the proposed co-location of a wireless facility on an existing lattice tower does not comply with the fall zone requirement of the wireless ordinance; alternative sites were unsuitable for applicant in that it did not provide the required RF for the desired area; staff would highly recommend that the applicant relocate to an opportunity site and be completely concealed/camouflaged; and staff has conditioned that the Conditional Use Permit be limited to a 10 year term.

Therefore, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2683 subject to the findings and conditions of approval contained in the staff report.

Commissioner Turner asked the applicant if they are willing to comply with all conditions of approval.

Mr. Norouzi stated that they agree with all of them.

There being no further comments, Commissioner Hill moved to close the public hearing regarding **CONDITIONAL USE PERMIT CASE NO. 2683**. The motion was seconded by Commissioner Turner and carried unanimously.

Commissioner Hill moved to approve **CONDITIONAL USE PERMIT CASE NO. 2683**. The motion was seconded by Commissioner Turner. **CONDITIONAL USE PERMIT CASE NO. 2683** was approved unanimously.

- F. CONDITIONAL USE PERMIT CASE NO. 2686**— A request of Clearwire to co-locate a wireless facility consisting of 3 panel antennas, 3 microwave dish antennas, 3 remote radio units on an existing a mono-pole at a maximum height of 53' and the installation of the related equipment at 439 E. Carlin Ave., Compton, in the M-H (Heavy Manufacturing) zone.

Commissioner Darden moved that the public hearing regarding Conditional Use Permit Case No. 2686 be opened. The motion was seconded by Commissioner Turner and carried unanimously.

Staff Representative Hull stated that the project is located at 439 E. Carlin Ave. in the Second Council District. Nearest intersection is Carlin Ave and Santa Fe Avenue.

Staff Representative Hull stated that the project site land use designation is I (Industrial). Properties to the North are I (Industrial), to the South are I (Industrial), to the East are I (Industrial), and to the West are I (Industrial).



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Staff Representative Hull stated that project site zoning is Heavy Manufacturing (M-H) & Buffer (B). Properties to the North are Heavy Manufacturing (M-H) & Buffer (B), to the South are Heavy Manufacturing (M-H) & Buffer (B), to the East are Heavy Manufacturing (M-H) & Buffer (B), and to the West are Heavy Manufacturing (M-H) & Buffer (B).

The project is located within the Redevelopment Project Area overlay district.

Staff Representative Hull stated that based on staff's analysis the project is Categorically Exempt in accordance with Section 15301 of the State CEQA Guidelines. (Class 1 Exemption); the proposed wireless facility is located within the Redevelopment Project Area; according to the location standards per the City's Personal Wireless Service Facilities (PWSFs) ordinance (30-46 C.M.C.), the subject site is neither an Avoidance Area nor Opportunity Site; staff's issues/concerns: Co-location on existing mono-pole; readily visible; no concealment or camouflaging of any type; the proposed co-location of a wireless facility on an existing mono-pole does not comply with the fall zone requirement of the wireless ordinance; alternative sites were unsuitable for applicant in that it did not provide the required RF for the desired area; staff would highly recommend that the applicant relocate to an opportunity site and be completely concealed/camouflaged; and staff has conditioned that the Conditional Use Permit be limited to a 10 year term.

Therefore, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2686 subject to the findings and conditions of approval contained in the staff report.

There being no further comments, Commissioner Hill moved to close the public hearing regarding **CONDITIONAL USE PERMIT CASE NO. 2686**. The motion was seconded by Commissioner Turner and carried unanimously.

Commissioner Turner moved to approve **CONDITIONAL USE PERMIT CASE NO. 2686**. The motion was seconded by Commissioner Hill. **CONDITIONAL USE PERMIT CASE NO. 2686** was approved unanimously.

- G. CONDITIONAL USE PERMIT CASE NO. 2687**– A request of Clearwire to modify an existing mono-pole wireless facility by adding 3 panel antennas, 3 microwave dish antennas, 3 remote radio units at a maximum height of 55' and the installation of the related equipment at 13533 S. Central Ave., Compton, in the M-H (Heavy Manufacturing) zone.

Commissioner Darden moved that the public hearing regarding Conditional Use Permit Case No. 2687 be opened. The motion was seconded by Commissioner Turner and carried unanimously.

Staff Representative Hull stated that the project is located at 13533 S. Central Ave. in the First Council District. Nearest intersection is Rosecrans and Central Avenue.



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Staff Representative Hull stated that the project site land use designation is Mixed Use (MU). Properties to the North are Mixed Use (MU), to the South is Mixed Use (MU), to the East is Mixed Use (MU), and to the West is Mixed Use (MU).

Staff Representative Hull stated that the project site's zoning is Heavy Manufacturing (M-H). Properties to the North are Heavy Manufacturing (M-H), to the South are Heavy Manufacturing (M-H), to the East are Heavy Manufacturing (M-H), and to the West are Heavy Manufacturing (M-H).

The project is located within the Redevelopment Project Area and the future Atkinson Brickyard Specific Plan overlay districts.

Staff Representative Hull stated that based on staff analysis the project is Categorically Exempt in accordance with Section 15301 of the State CEQA Guidelines. (Class 1 Exemption); the proposed wireless facility is located within the Redevelopment Project Area and future Atkinson Brickyard Specific Plan area; according to the location standards per the City's Personal Wireless Service Facilities (PWSFs) ordinance (30-46 C.M.C.), the subject site is neither an Avoidance Area nor Opportunity Site; staff's issues/concerns: Co-location on existing mono-pole; readily visible; no concealment or camouflaging of any type; the proposed co-location of a wireless facility on an existing mono-pole does not comply with the fall zone requirement of the wireless ordinance; alternative sites were unsuitable for applicant in that it did not provide the required RF for the desired area; staff would highly recommend that the applicant relocate to an opportunity site and be completely concealed/camouflaged; and staff has conditioned that the Conditional Use Permit be limited to a 10 year term.

Therefore, staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2687 subject to the findings and conditions of approval contained in the staff report.

There being no further comments, Commissioner Hill moved to close the public hearing regarding **CONDITIONAL USE PERMIT CASE NO. 2687**. The motion was seconded by Commissioner Turner and carried unanimously.

Commissioner Hill moved to approve **CONDITIONAL USE PERMIT CASE NO. 2687**. The motion was seconded by Commissioner Turner. **CONDITIONAL USE PERMIT CASE NO. 2687** was approved unanimously.

4) **OLD BUSINESS**

Staff Representative Hull stated that the next APA Conference will be held in November.

5) **NEW BUSINESS**

Staff Representative Hull asked the Commission if they were available on August 24, 2010 for a Special Planning Commission meeting.



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6) COMMISSION COMMENTS

None

7) AUDIENCE COMMENTS

None

It was moved by Commissioner Hill that the meeting be adjourned. The motion was seconded by Commissioner Turner and carried unanimously.

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

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**

