

ITEM 3



Planning & Economic Development Department - Planning Division

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PLANNING COMMISSION MINUTES

WEDNESDAY, APRIL 27, 2011

7:00 P.M.

CITY HALL COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE

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

- 2) **ROLL CALL**

Commissioners Present:	Juanita Green-Wright
	Lillie Darden
	Michael Hill
	Kim Saunders
	Cleo Turner
Staff Representatives Present:	Derek Hull
	Robert Delgadillo
	Anita Aviles

- 3) **APPROVAL OF MINUTES** – March 9, 2011. It was moved by Commissioner Hill that the minutes of March 9, 2011 be approved. The motion was seconded by Commissioner Turner and carried unanimously.

- 4) **PUBLIC HEARING ITEM(S)**
 - A. **CONDITIONAL USE PERMIT CASE NO. 2690** - A request to sell alcohol, a type 21 alcohol license (off-site general), as an accessory use to a convenience store (7-10 II Liquor & Market) located at 200 W. Rosecrans Avenue in the Commercial Manufacturing (C-M) zone. (Continued case from meeting on March 9, 2011).

Commissioner Hill moved that **CONDITIONAL USE PERMIT CASE NO. 2690** be opened. The motion was seconded by Commissioner Darden.

Staff Representative Delgadillo stated that this item is a continuation of Conditional Use Permit Case No. 2690 for a liquor store located at 200 W. Rosecrans Avenue. This item was initially heard at the March 9, 2011 meeting, the information presented at that time under that report is still valid and holds however an additional item of information is being added which is contained in the addendum staff report. Specifically this addendum staff report includes new information regarding the legal non-conforming status of the proposed liquor store or as it relates to the Business and Professions code. Business and Professions code Section 23790 requires that any

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liquor store that closes for more than 30 days loses any legal non-conforming status as granted under the Business and Professions code thereby rendering any liquor store subject to all zoning code provisions and regulations which means that the proposed liquor store is subject to the current planning codes. The liquor store has been closed since January 2009. Staff has also added one additional Finding to the Findings prepared in the March 9, 2011 staff report. The new Finding F in the Addendum Staff Report reads "That the former liquor store has lost its legal nonconforming status to operate as a liquor store according to Business and Professions Code section 23790, since it has ceased continuous operations for more than 30 days". Staff reaffirms the previous recommendation and recommends denial of Conditional Use Permit Case No. 2690 based on the original staff report dated March 9, 2011.

Deputy City Attorney Anita Aviles, stated that the store has been actually closed since February 9, 2010.

The applicant, Vicent Soo Chang and son Joseph Chang, 10 Kepler, Irvine, California.

Commissioner Hill asked Mr. Chang if that the time that the application was filed if he was aware of the status of the liquor license and what was the content of the conversation with ABC.

Mr. Chang stated that their understanding was that the license with ABC was independent of any City business license. When the license was transferred over there was no discussion regarding the possibility of a CUP or even the fact that the license had expired at this location at City level.

Commissioner Hill asked if per their discussion were the officials at ABC aware that there were City ordinances that would come into play.

Mr. Chang stated that there was no discussion.

Commissioner Hill asked the applicant if now that they are aware of the issues if there is any alternatives.

Mr. Chang stated that it came as a shock after they realized that the license had expired in February 2010 because when they went into escrow in July 2010 the business was operating a few weeks prior to that point. They even obtained purchase receipts from them with a valid ABC license.

Commissioner Hill asked if he believed that is was the title/escrow company that didn't due their due diligence.



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Mr. Chang stated that it was all of them that didn't do their due diligence.

Commissioner Hill asked if the case is not approved will they still continue to move forward.

Mr. Chang stated that buying a business that is a Type 21 costs more than if they were buying a Type 20 or a lesser license. Therefore, without the Type 21 they would be paying for the next three decades for a business that is worth less than half of what they paid for.

Commissioner Hill asked if when they first thought in terms of undertaking such an endeavor if they prepared an overall business plan.

Mr. Chang stated a plan was established but it was more directed to the operations of the business because there was no discussion with ABC or the escrow company about the possibility of a CUP, the only planning and efforts were directed at how to improve the different commodities that are to be included and what differences or impacts can be made to mitigate some negative effects and put a positive welfare for the community. It wasn't necessarily directed on how they were going to obtain the license because obtaining the ABC license transfer went very smoothly. It didn't cross their minds that a possibility of a CUP or that the business license had expired at this location.

Commissioner Saunders asked Mr. Chang asked that he purchased or established several mini markets/convenience stores, and how many?

Mr. Chang stated that it was a purchase and a sale as they were moving into a different business. Mr. Chang (father) has gone through three but had not owned any.

Commissioner Saunders asked if they were all in different cities.

Mr. Chang stated that some as close as four miles away from 200 West Rosecrans Avenue.

Commissioner Saunders asked if each City had different criteria for liquor license and business license.

Mr. Chang stated that it was not too different, it was basically the same process that was expected to go here in Compton when they purchased the new property it was an ABC transfer, then it was a business license transfer.



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Commissioner Saunders asked if the sale of the business a foreclosed sale or short sale.

Mr. Chang stated that it was a short sale.

Chairperson Green-Wright asked Mr. Chang if he owned the whole property and asked that if he did not have the liquor store would he still be able to survive with the other three businesses.

Mr. Chang stated that the property was about \$850,000 and they would not have considered purchasing the property even if it was \$400,000 without a Type 21 liquor license. This is how these licenses and their value are tie to these properties. Even though the volume of liquor sales is going to be very small, all of the different mitigated factors presented before like limiting the work hours, providing security, limiting the display, limiting exterior advertising, with all those considerations and the fact that there is an approved liquor license at that address basically boosts up the value of that property. If the Type 21 is be denied he will be paying off an \$850,000 business and property that together when it is not worth half of that amount.

Chairperson Green-Wright asked Mr. Chang how he would feel if there was liquor store coming to the neighborhood where his children attend.

Mr. Chang stated that when she refers to the store as a liquor store is because of the liquor license but it will be anything but a liquor store, this will be a combination market as the other previous business experience. You would not know that it was not a liquor store unless you actually went in there based on how limited their advertising was. At our previous location we have many school children come through and we are very close to the church community, we do donations, we sponsor feedings, even today we saw a whole bunch of students after school coming through our location, we know them by name, we know their parents but in the line of your question yes if it was a true liquor I would probably be in line with you're thinking but what I am trying to explain is it would not be a liquor store it would be a combination market that we hope to provide services to the community.

Chairperson Green-Wright stated that liquor is sold and as he mentioned before 60% of the business is from the sale of liquor. So if you were not to sell liquor would you be able to survive.

Mr. Chang stated that they would be able to survive had we paid less than half of what we paid for that location.



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Chairperson Green-Wright commented that that it was a short sale.

Commissioner Saunders asked that being a short sale many short sale are as is, was this short sale a “as is” short sale.

Mr. Chang stated that it was sold as a Type 21 with all the approved licenses and permits. Mr. Chang stated that his father had also observed that the business had been in operation until the end of June.

Commissioner Saunders clarified that it was an “as is” sale.

Mr. Chang stated that he was not sure.

Commission Saunders stated that Mr. Chang's father stated that it was.

Mr. Chang stated that he believes that his father didn't fully understand what was meant.

Commissioner Saunders asked if he was involved in all of his father's business transactions.

Mr. Chang responded that he wasn't.

Commissioner Saunders stated that he must be quite competent to be able to handle his own decision making, so he should be able to answer that question. The reason for asking that question is because in any financial transaction that someone is going engage in it requires some type of loan procedure/investment, when there are these circumstances they would question what type of business/building they are going to take and when it is “as is” there is a gamble in this process and you have to understand that it is in your part to make sure that you are receiving the type structure, building, and business that you anticipate that would be the best business decision for the money you're investing. The risk factors that were present for being a short sale was clear that someone should have done their due diligence when you are doing a short sale because that means that that other party is at risk of totally losing their business for some reason or another that would require further investigation.

Mr. Chang stated that after that explanation he agrees and he believes that his father did not understand that question “as is”.

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Mr. Chang stated that his father said he purchased it from the bank and escrow thought that all the licenses were in order and he had no reason to think otherwise because it was in full operation as a Type 21 until June.

Pastor Byran Smith Sr., 322 West Rosecrans Avenue, stated that on behalf of Curry Temple CDC commended the Commission in their commitment and assuring collaborative partnership between the community and constituencies and business within their boundaries. With this relationship in mind he voices his concern with the support of the members in regards of the proposed establishment of a fish market/liquor store at the corner of Rosecrans and Culver which sits at a block radius to the church and close proximately of an elementary school. It is acknowledged that new businesses assist with the revitalization of the community here in Compton and church community is supportive of the fish market portion being established and opened but due to the adverse impacts that a liquor store or any store selling liquor products would place on the community and the children, we are not in support of the establishment. The children are the future and the environment that is created by a liquor store is not one that's conducive to the well being of the children and the City's theme of "Rebirthing a New Compton". Curry Temple is playing a role in birth and working collaboratively with the City, leadership, and the citizens of the community for the betterment of the Compton.

Commissioner Saunders asked Pastor Smith that before Mr. Chang took over this establishment what kind of relationship did your congregation have with the previous owner.

Pastor Smith stated that he just met Mr. Chang and son today. A co-worker came down to the church and was asking to meet about the opening and support the business. Prior to that he did not have a relationship with them but he shared them the desire to establish a healthy relationship with them because he believes that a community that collaborates together in partnership makes a healthy environment but at the same Pastor Smith wanted them to know that his greatest concern was not about businesses coming in making money off the backs of those who are going to suffer. He wanted the Commission to know that he did not know them prior this.

Commissioner Saunders stated that she is concerned about the previous owner. She understands his point and the prospective and as concerns citizens of the community, Mr. Chang could not have been his first opportunity to speak out about what is going on in your community and if the previous owner was selling alcohol, as well, did they ever take a stand in that issue at that time.



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Pastor Smith stated that he was not the pastor at that time, he was just assigned as pastor last August. He is not sure of the relationship that was established before and did not have much control of the situation back then. But now as the pastor he is determined to do all he can to better the only the church but the community.

Member, Minister Annie Griffin, 1001 N. Hickory Avenue, #201, Compton, stated that there is a lot of gang activity that aspire every night. She tired of seeing young men getting killed, mothers being hurt because of drugs and alcohol. We don't want no more we are tire she stated. If we can all stand together as one to stop this and ask what is going to be done. It is not going to help if this liquor store is allowed to come in.

Member, Dorothy McMillan, 1808 W. 133rd St., Compton, stated she concern about that even though as Mr. Chang mentioned that he is going to have other things in the store it is still unsafe for the children because liquor will still be there.

Commissioner Hill asked Pastor Smith if when he met with the Changs if it was an informal meeting or to discuss the concept of the store.

Pastor Smith stated that when they first contact him they invited him to come to the store where he was able to see the exterior of the store, they did not go inside. But he was able to see a little of the inside. What they are doing is good it is just the product of the liquor side of the store that he is concern about. What he expressed to Mr. Chang was that what is doing is good but sometimes when you don't understand the context of a particular community it is difficult to gage what would be best for the community and wouldn't be best. Them not living in the community or having any ties to the community other than their business the context is not very clear to them what alcohol has done and is doing to the community.

Commissioner Hill asked if he saw the property before the improvements and when the previous owners were there.

Pastor Smith stated that he did not see it when it was previously owned by the other owner. He stated that he cannot speak out about the history because he was not there.

Commissioner Hill commented that an effort to develop a good partnership. If this project is not approved from a Type 21 license maybe there are some other alternatives on how to make this business a viable business without the liquor component.



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Pastor Smith stated that he did bring that up to Mr. Chang and Mr. Chang gave him a breakdown of the alcohol that is going to be sold and from the breakdown the amount was very minute. He asked Mr. Chang if other than liquor was there another business endeavor that he can bring in to his fish market that can make up the gratuity that alcohol will bring. That was one of the challenges that he shared him.

Resident, Lorraine Cervantes, 425 South Oleander St., #507, Compton, stated that it should not be the responsibility of the churches to negotiate with a businessman on how to run his business. Mr. Cervantes stated that she has been in this City for 58 years and she has passed by that place a lot of times and even if she needed something in a hurry she would not stop there because of all the activity that was going on outside of that store. The church could not have done anything about that because they already had permission to be there and it was up to ABC or the police to catch them doing something illegal. If you are a businessman you have to take the risk, we have a community that it is "at risk". Where they live they would not even allow this to happen there or even consider all of this discussion. On Culver on the next corner is the school, if you go east bound across the tracks there is a liquor store already there that has been there "Jerry Liquor" for years. On north side of the street there are two other churches, if you get to Willowbrook and you look south the next block there is another church, if you look north next block there is a church, straight on Culver two blocks away is the Catholic Church, three blocks north on Willowbrook there is two stores on each corner that sell liquor. You have three establishments that already sell liquor and six churches in the vicinity. She questions what is there to consider. These owners don't want to do anything else then to sell liquor. If we are birthing a new Compton, we need to bring ourselves up and not stay with the status quote. It does not matter how long that liquor store was there and that does justify when the time comes to change that situation that we went through. It makes no sense to keep considering this. Mr. Chang said that he is going to be selling propane and have a water system, so he is going to have the market, water, propane, and the fish market that should be enough for him to be able to survive on that corner. If they made a poor investment that is not the citizens of the Compton's problem.

Commissioner Darden stated that the City has an Alcoholic Beverage Control Ordinance and the Commission has to abide by it. The Commission's responsibility is to enforce the ordinance.

Commissioner Saunders stated that as a Commissioner she is objective in her decision making for the owner and for the citizens and she has to give the citizens and the applicant the right to express themselves and also those who were not at the last meeting. If there are legal ramifications that they overlooked the Commission is held accountable for that so they have to flush out the facts completely to insure that they



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have done their due diligence on this issue. Commissioner Saunders expressed to Ms. Cervantes and stated that the Commission does not function in the same capacity as the City Council; the Commission is fair minded in what they do. The public is welcome to comment, but the Commission does not need an abrasive tongue lashing to do their jobs. Commissioner Saunders stated that she found it offensive. She apologized for stating that, but even though Ms. Cervantes got applause the Commission has always done their job correctly, always been fair to the citizens and to the applicants, but the Commission has to flush out the facts completely whether Ms. Cervantes believe or not why the Commission is going through these steps. Mr. Chang has his rights and citizens in this City have their rights. The Commission has to make sure that all factors are consider before the Commission make a decision and not just slam dump the issue because someone can just come to podium and have a monologue that can be applauded and the Commission is going to go ahead because of that. That is not how the Commission operates, the Commission has to operate within the law of the zoning ordinance.

Ms. Cervantes apologized for offending anyone and to her knowledge the Commission has always follow the code. As a reminder some of the comments made here had nothing to do with code. Her point was that if the code allows them to choose one or the other that the Commission should choose the community. She apologized for sounding like she was tongue lashing but that is the way she speaks.

Mr. Chang stated that he had a discussion with Ms. Cervantes and Pastor Smith this afternoon. It was a very sincere meeting, a very positive discussion, and he does understand and respect his position against the particular commodity that they plan to carry in their inventory. He discussed the points that he has previously mentioned in the last hearing, discussing all the things that they intended to do to meet the City ordinance that was adopted in 1989. It is intended to exceed that policy and they did get commendation from ABC, as well as Chief of Police Administrator on a job well done for preventing sales to minors. Also as you know they have never been given any warnings or citations in the 24 plus years of doing this business and that is for that very reason why they were able to build such a good relationship with other cities that they have been in before. For the 1000 foot radius they received support signature of the addresses listed in that radius. It was overwhelming and majority of the individuals were in support of what they intended to do. He stated that they also went to the church that Ms. Cervantes mentioned and the Pastor of that church is in support of the project. Mr. Chang provided the Commission with the letter of support from Rev. Nathan Kimborough and the petitions from the residents.



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There being no further comments, Commissioner Turner moved to close the public hearing regarding **CONDITIONAL USE PERMIT CASE NO. 2690**. The motion was seconded by Commissioner Saunders and carried unanimously.

Commissioner Turner moved to deny **CONDITIONAL USE PERMIT CASE NO. 2690** and seconded by Commissioner Saunders. **CONDITIONAL USE PERMIT CASE NO. 2690** was denied unanimously.

B. MITIGATED NEGATIVE DECLARATION NO. 926 - A request to adopt the Mitigated Negative Declaration for the Compton Creek Master Plan Project.

Commissioner Turner moved that **MITIGATED NEGATIVE DECLARATION NO. 926** be opened. The motion was seconded by Commissioner Hill.

Staff Representative Hull stated that this is for the **Compton Creek Regional Garden Master Plan Mitigated Negative Declaration No. 926**.

This plan (Compton Creek Regional Garden Park Master Plan) was approved by the City Council in 2006 without any environmental review or documentation. As a result of the approval the City contracted with a consulting firm to prepare the actual environmental CEQA and NEPA documents. After reviewing the files there is no evidence that the Planning Commission ever reviewed the Master Plan. After starting in the role of Director of Planning and Economic Development and learning about this Master Plan, we began to implement the project and to look in the files and that's when we discovered that the environmental document was not found. As means of correcting the deficiencies that have been made in the past, we decided to take the necessary steps to comply with state law by following CEQA guidelines as outlined in state law, and NEPA requirements. The Compton Creek Regional Garden Park Master Plan is intended to serve as a guide to improve a 3.45-mile stretch of the Compton Creek channel from El Segundo Boulevard to Artesia Boulevard. Several parcels adjacent to the Creek and within the boundaries of the City of Compton, are also included in the project boundary. The Master Plan for Compton Creek discusses the creation of the following major components: The creation of parks, pocket parks, community gardens, public art, landscaping, and trails.

The Master Plan also identifies locations for tree plantings, and amenities such as trash receptacles, drinking fountains, parks, playgrounds, athletic facilities, way-finding signs, native species signs and trail segment adoption signs.

When the Master Plan was approved by City Council the California Environmental Quality Act (CEQA) environmental documents were not done concurrently with the



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project approval and adopted by Council prior to the Master Plan approval. An Initial Study and CEQA determination with the required findings of significance were never completed analyzing the potential environmental impacts of the Master Plan. Therefore, the Planning Department has now completed the required Mitigated Negative Declaration documentation and Environmental Assessment for the Compton Creek Master Plan

Staff Representative Hull proceeded with illustrations of the trails.

Chairperson Green-Wright asked if this was an on-going project.

Staff Representative Hull responded that it is an on-going project. The trail now has been constructed from El Segundo to Greenleaf, it stops at Greenleaf because there are currently nurseries along the Southern California Edison right-of-way. However the City has received funding through LA County Parks and Recreation Department to make sure that the City is able to continue the trail across the rail tracks from the back of Home Depot all the way to the 91 fwy. That would be the final phase, Public Works will be starting in a matter of months.

Chairperson Green-Wright commented that in the meantime someone can get hurt trying to go through from Greenleaf Blvd. to Alondra Blvd.

Staff Representative Hull stated that the Public Works department dispatched today to go out and actually do cleanup in the creek therefore as this morning they will going out and trimming all the trees, removing all the weeds, and the debris so they on a regular basis schedule maintain the creek. There has been issues in the past of maintaining the creek, varying between the Public Works department and the Parks and Recreation Department. The City Manager convened a meeting with a coalition of departments doing the overall maintenance and is addressing the issue immediately and with routine maintenance throughout the week.

Staff Representative Hull stated that with regards to what is before the Commission tonight, the CEQA document follows the following six steps: An initial study was prepared and based upon the initial study if there is no determination, if there are items that cannot be mitigated or impacts that can't be mitigated then we have to provide a Mitigation and Monitoring Report. In this particular instance when the Initial Study was prepared it came out to be Mitigated Negative Declaration. As a result we have an accompanying Mitigation and Monitoring Report and it requires for the City to file a Notice of Intent to adopt the MND and from there a 30 day public review period. That period has already been completed. After the Planning Commission, we will have to take this particular project to City Council for final approval and then prepare the



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Notice of Determination. Council will eventually approve or disapprove the MND and the Notice of Determination will be filed with the County. There are either no impact or the impact are less than significant to the following:

- **Agriculture and Forest Resources**
- **Air Quality:** *Construction and Operational, Regional and Local*
- **Bio Resources:** *Endangered Species/Sensitive Habitats; Local Preservation Policies*
- **Cultural Resources:** *Historic Resources*
- **Geology:** *Seismicity and Liquefaction*
- **Greenhouse Gas Emissions**
- **Hazards and Hazardous Materials**
- **Hydrology and Water Quality**
- **Land Use and Planning**
- **Mineral Resources**
- **Noise & Vibration:** *Operational Noise; Construction & Operational Vibration*
- **Population and Housing**
- **Public Services:** *Schools, Parks, and Recreation*
- **Traffic and Transportation:** *Operational*
- **Utilities and Service Systems**
- **Mandatory Findings of Significance**

These are items with the proposed mitigation becomes less than significant:

Aesthetics

- Light & Glare-Materials

Air Quality

- Equestrian Odors

Bio Resources

- Nesting Birds

Cultural Resources

- **Excavation-Archaeo/Paleo**

Geology

- Soil Stability
- Erosion Control

Hazards/Traffic

- Emergency Plans Noise
- During Construction

Public Services

- Fire/Police Coordination



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These are things that could have a potential impact, however we have provided mitigation measures to bring them to less than significant.

As an example anything that is a proposed mitigation measure will need to be reduced to an impact of less than significant and included in a Comprehensive Mitigation and Monitoring Report. As an example of one is:

Aesthetics Mitigation Measure AE1

Applicant shall ensure that all lighting be directed and/or shielded to minimize lighting spillover effects onto adjacent and nearby properties.

Even though lighting has not been installed along the creek yet there is an additional grant given to the City to install solar lighting. Staff is already prepared to shield the lighting to put it in the public right of way which will be at the back of the properties of the existing property owners.

Staff Representative Hull stated that staff recommends that the Planning Commission adopt the attached resolution recommending to the City Council approval of the Compton Creek Regional Garden Master Plan Mitigated Negative Declaration/EA.

Staff Representative Hull stated that the consultant is present to answer any questions.

Mr. Jaime Guzman, Terry Hayes Associates Inc.

Commissioner Hill asked if when they started developing this comprehensive plan was tour taken to see what had been done so far, if so what were the findings.

Mr. Guzman stated that they went to take pictures of the site, walking and driving around and they notice that there were some multi-purpose trails already built and equestrian trails. That was taken into consideration for the analysis.

Commissioner Hill if the concept itself would it be using both of the right-of-ways along the creek or one particular side.

Mr. Guzman stated that he believes that one side is going to a multi-use trail and one will be an equestrian.

Commissioner Hill asked if while doing this analysis that they find any areas that still need improvement.



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Mr. Guzman stated that for the environmental analysis they took it that the whole plan still has to be developed. Even though some things are already built the analysis assumes that there is not anything there yet because they have to back track when this was adopted. The analysis encompasses on what needs to be done in all the areas of the creek. Not specifically to the one specific area of the creek.

Commissioner Hill asked if that also takes into account any maintenance issues.

Mr. Guzman stated that it only evaluates the impact of building those trails.

Commissioner Hill stated that some portions of the creek have utilities and if they were able to mitigate that with the utility companies.

Mr. Guzman stated that usually the contractors will be in charge of that part. For their purpose of utilities all that is being looked at under CEQA.

There being no further comments, Commissioner Darden moved to close the public hearing regarding **MITIGATED NEGATIVE DECLARATION NO. 926**. The motion was seconded by Commissioner Hill and carried unanimously.

Commissioner Darden moved to recommend to the City Council approval of **MITIGATED NEGATIVE DECLARATION NO. 926** and related Monitoring/Reporting Plan and EA-Finding of No Significant Impact and seconded by Commissioner Darden. **MITIGATED NEGATIVE DECLARATION NO. 926** was recommended unanimously.

5) **INFORMATIONAL ITEMS (A Report of Previously Approved Cases)**

No Commission Comments

6) **OLD BUSINESS**

Commissioner Darden asked in regards to the church that was approved on Reeve St. that had a parking agreement with Caldwell Elementary, since Caldwell Elementary will be possibly closing what kind of impact would that have with the parking agreement approved for the church.

Staff Representative Hull stated the agreement was with the school district; however he would have to find out if the district is going to close it and if they are also going to close the use of the parking.

Staff Representative Hull stated that he would contact the district and find out the situation.



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Chairperson Green-Wright asked about the property on Alondra Blvd. and Dwight Ave. and what they are doing with the unfinished condos.

Staff Representative Hull stated that project is no longer the jurisdiction of the church but of the City. The Community Redevelopment Agency went to Council for consideration to the land and went through. They will be demolishing or finishing them.

7) **NEW BUSINESS**

Chairperson Green-Wright stated that there is a community meeting “Community Input on the 2011-12 Annual Action Plan” is about the Community Development Block Grant, HOME Investment Partnership, and Emergency Shelter Grant funds from the U.S. Department of Housing and Urban Development to the local community. The meetings will be Monday, May 2nd from 5:00 p.m. to 6:00 p.m. at Gonzalez Park and Kelly Park and on Wednesday, May 4th from 5:00 p.m. to 6:00 p.m. at Burrell-McDonald Park and Lueders Park.

Chairperson Green-Wright stated that last month the Community Redevelopment Agency had a meeting, which she was unable to attend because she received her invitation a day before. Therefore, she called Mr. Sefa-Boakye to advise him that when they have a meeting like that and they don't let the Commission know the Commission will not be aware of what is going on, on Compton Blvd. and Willowbrook Ave. He apologized and explained that it was last minutes. She asked him if he could come to this meeting and he agreed but to remind him. She called his staff and asked them to remind him about the meeting, but he must have forgotten because he did not attend. Chairperson Green-Wright requested that Mr. Hull contact him and let him know that the Commission wants to be a part of the loop.

Mr. Hull stated that Mr. Sefa-Boakye was requested to appear before the Commission for the May meeting. What the invitation was regarding the City of Compton was awarded a grant through ULI through some technical assistance to look at transit oriented development areas. The City was selected as one of the locations, the City of Inglewood, and a couple of other cities throughout Southern California. An all day meeting was conducted where professional planners, architects, and urban designers got together and try to remedy the situation the City's case Willowbrook and Compton. As you are aware that exchange is very difficult, it is not necessarily the most maneuverable type of place to even get to Starbucks. They were going to use their expertise to come in provide the City with a plan. What Mr. Sefa-Boakye is going to do next month is report of what happen at that meeting. Mr. Hull stated that he will let Mr. Sefa-Boakye know that the Commission would also like to know.



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Chairperson Green-Wright asked staff to contact Code Enforcement in regards to the vacant house on Bennett and Wilmington for overgrown weeds and debris.

Commissioner Saunders stated that she knows the roles of the churches and understand that it grows and expands depending in the congregation and leadership but for her community Our Lady of Victory church over the past year has outgrown its concept of meeting the needs of its parishioners. They are more involved in more and more festivals and carnivals every month. That is not the original intent and the community can no longer absorb what they are doing. Our Lady of Victory might have four or five carnivals, they have festivals and parties, they do outdoor cooking, they shut down Palmer St., and Our Lady of Victory is good to the City and the parishioners but now if overwhelming to the community that is has been in existence for years and now they have become a nuisance. What can be done when a church over extends itself beyond meeting the needs of its parishioners and they want to be the gathering spot, multiple days of the week, and parties and festivals every month.

Staff Representative Hull stated that we would have to go back and look at the original conditional use permit. Some of the activities describe should have been approved through a special activities/use permit. But this City limits the number of which a business/institution would have per year. Staff would have to look at what the CUP states, but then since the church has been there for many years, it could possibly predate the CUP process. We would have to see if they are filing the appropriate permits and find out from Code Enforcement if there are any violations at that property.

Deputy City Attorney Aviles stated that staff should also have take into consideration the Religious Land Use and Institutional Act.

Commissioner Saunders commented that when it becomes so infringe upon the neighborhood and it is not just on Saturday and Sunday mass, and it becomes Monday, Tuesday, Wednesday, Thursday, and Friday and it is not just for church services. The complication is not about church services it is all the extra activities that have nothing to do with mass.

Deputy City Attorney Aviles stated that be looked at but the act is so broad in a way that it really looks in religious organizations and their right to assemble. That would be the issue that has to be review.

Commissioner Saunders asked if we also look at noise ordinances because their parties are not inside the church but outside.



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Deputy City Attorney Aviles stated that all those things but the criteria is going to be if we have an compelling governmental interest in whatever we want to regulate and if there is a less restrictive alternative.

Commissioner Hill asked if the Code Enforcement have the equipment to measure the noise.

Deputy City Attorney Aviles stated that Code Enforcement is not out at night.

Staff Representative Hull stated that noise is an issue throughout all communities as Attorney Aviles stated the City does not have Code Enforcement until after 8:00 p.m. What occurs is that there is a 24 hours hotline if there are questions/concerns or Sheriff's Department. If there is a repeat offense we can send out people with a noise monitor to measure if it is above the decimal level.

8) COMMISSION COMMENTS

Commissioner Hill commended Mr. Delgadillo on a great presentation on the General Plan.

9) AUDIENCE COMMENTS

None

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

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

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**

