

Troy Gunter presented the case to the Planning Commission, staff and public regarding issue of this condition use permit. Applicant is requesting to operate a car wash and auto repair business. After presenting this case to the Planning Commission, staff recommended approval of the project.

Mr. Gunter, Assistant Planner, explained that the Applicant Mr. Joe Curry is requesting approval of two Conditional Use Permit Cases No. 2724 and 2725, to permit the repair and installation of auto tires and to operate a hand carwash facility located at 413 N. Wilmington Ave. The applicant is proposing to operate Monday through Friday 9 a.m. to 6 p.m., Saturday 9 a.m. to 7 p.m. and closed on Sundays.

Mr. Gunter, Assistant Planner, described the subject site is located on the northwest corner of the intersection of Wilmington Ave. and Arbutus St. at the northwest corner. The site consists of a corner parcel of land approximately 11,997 square feet in size. The site is developed and has two existing structures consisting of a retail/ office area with an attached carport (1,260 sq ft.) and four detached carports (760 sq. ft.) including twelve existing parking stalls, and two handicap stalls. The remainder of the building is designated as a customer waiting room, office, storage. The total building and covered square footage is 2020 sq. ft.

Mr. Joe Curry addressed and responded to the Planning Commission for the approval of the conditional use permit.

The Planning Commissioners questioned Mr. Curry about the conditions of approval; landscape plan, storage, waste, and business aesthetics.

Ms. Pamela Alexander addressed the Planning Commission stating that she resides close to the site of the planned business. She stated that the business that was opened previously had parties there and displayed merchandise on the sidewalks.

Mr. Curry stated that this will be used as proposed and no parties will be given at the location.

On a motion by Commissioner Hill, seconded by Commissioner Turner, the Planning Commission closed the Public Hearing.

Ayes: Commissioner Green-Wright
 Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission approved the Conditional Use Permit Case No. 2724 & 2725.

Ayes: Commissioner Green-Wright
 Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson

B. CONDITIONAL USE PERMIT CASE NO. 2706/VARIANCE CASE NO. 2727/MITIGATED NEGATIVE DECLARATION NO. 929 – A request of Bruce & Jan Iversen to: 1) establish a wholesale metal recycling facility, 2) legalize a wholesale wood recycling facility and 3) establish a Public CRV Buyback Center with less parking than required by Code at 439 E. Carlin St., Compton.

Robert Delgadillo, Interim Planning Director, addressed the Planning Commission and public regarding this case. Mr. Delgadillo stated that he would like the Commission to continue this case until their next scheduled meeting of August 14, 2013. Mr. Delgadillo received a letter from the South Coast Air Quality Management District with concerns regarding this project.

On a motion by Commissioner Hill, seconded by Commissioner Turner, the Planning Commission continued Conditional Use Permit Case No. 2706/Variance Case No. 2727/Mitigated Negative Declaration No. 929 to their next scheduled Planning Commission meeting.

Ayes: Commissioner Green-Wright
 Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson

C. CONDITIONAL USE PERMIT CASE NO. 2726/MITIGATED NEGATIVE DECLARATION NO. 930 – A request of Republic Services to establish a Materials Recycling Facility (MRF) at 550 W. Artesia Blvd., Compton.

Prior to the presentation of this case, Robert Delgadillo requested to address the Planning Commission. Mr. Delgadillo read a statement from Los Angeles County Department of Health stating that Mr. Gary Villalobos, Los Angeles County Health Department was in the audience to address any concerns from the Commission and the public.

Jessica Lopez presented the case to the Planning Commission, staff and public regarding issue of this condition use permit. Ms. Lopez stated that the applicant is requesting to operate a dry materials recycling facility (MRF). After presenting this case to the Planning Commission, staff recommended approval of the project.

Ms. Lopez, Associate Planner, explained that the applicant, Consolidated Disposal Services, is proposing to establish and operate a 24 hour dry Materials Recycling Facility (MRF) at 550 West Artesia Blvd. in a Heavy Manufacturing (M-H) zone. The project involves the reuse, remodeling and expansion of the site to accommodate the proposed dry MRF. Large collection, recycling and processing facilities require a conditional use permit in accordance with section 30-26 of the Compton Municipal Code (C.M.C.).

Ms. Lopez, Associate Planner described the subject site is located on the south side Artesia Blvd. approximately mid-block between Wilmington Ave. and Acacia Ave. The property is a rectangular shaped parcel of land approximately 480,816 square feet in size and has 751 lineal feet of street frontage along Artesia Blvd. The site is currently developed with an 88,000 square footage warehouse building and a 19,500 square foot office building.

Representative of Don Gambelin, Consolidated Disposal Services parent company of Republic Services addressed the Planning Commission and public regarding this case. Mr. Gambelin thanked the Planning Commission hearing this case. He stated that he has read and agrees with the conditions of approval for this project and is available to answer any questions the Commission and public may have.

Robert Delgadillo, Interim Planning Director, noted that there was a revision to condition #2 concerning the appropriate wording and wanted the Commissioners to consider this condition prior to voting.

The Planning Commission addressed the applicant and the public regarding this project. Commissioner Green-Wright stated that the commission was pleased to hear that the company will be contributing to the maintenance of the roads in the city. The Commission welcomed the business to the city.

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission closed the Public Hearing - Conditional Use Permit Case No. 2726/MND 930

Ayes: Commissioner Green-Wright
Commissioner Hill
Commissioner Turner
Commissioner Atkinson

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission approved the Conditional Use Permit Case No. 2726/MND 930.

Ayes: Commissioner Green-Wright
Commissioner Hill
Commissioner Turner
Commissioner Atkinson

- D. GENERAL PLAN AMENDMENT 2012-2 AND NEGATIVE DECLARATION NO. 932** – A request to recommend to the City Council adoption of the Housing Element 2006-2014 and adoption of the Negative Declaration.

Robert Delgadillo, Interim Planning Director, presented the case to the Planning Commission, staff and public regarding the General Plan Amendment and Negative Declaration. Mr. Delgadillo explained that prior to presenting the housing element to the City Council for approval; he must first bring the housing element of the general plan to the Planning Commission recommendation. Staff recommends that the Planning Commission adopt the resolution recommending that the City Council approve the General Plan Amendment 2012-2 and Negative Declaration 932.

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission closed the Public Hearing - General Plan Amendment 2012-2 and Negative Declaration No. 932.

Ayes: Commissioner Green-Wright
Commissioner Hill
Commissioner Turner
Commissioner Atkinson

On a motion by Commissioner Atkinson and seconded by Commissioner Turner, the Planning Commission approved the General Plan Amendment.

Ayes: Commissioner Green-Wright
Commissioner Hill
Commissioner Turner
Commissioner Atkinson

Robert Delgadillo stated that the Commission also needed to vote on the Negative Declaration 932.

On a motion by Commissioner Atkinson and seconded by Commissioner Turner, the Planning Commission approved the General Plan Amendment.

Ayes: Commissioner Green-Wright
Commissioner Hill
Commissioner Turner
Commissioner Atkinson

5) NEW BUSINESS:

Commissioner Green-Wright inquired about how the minutes are recorded. Mr. Delgadillo addressed the Commission and stated that meetings are taped by Channel 36, however if they are relocated as was the case their last meeting the minutes are noted manually.

6) OLD BUSINESS:

The Planning Commission addressed their concerns to Robert Delgadillo regarding properties that continue to cause concern to the Commission. The following properties were discussed: Baron/Compton Blvd., Rosecrans/Santa Fe Avenue, Rosecrans/Wilmington, all unmaintained pocket parks, and the second phase of Gateway Towne Center as well as the constant graffiti problem in the city.

7) COMMISSION COMMENTS:

Commissioner Green-Wright said she has spoken with the City Manager regarding the upcoming American Planning Association conference. She conveyed to him the importance of the Commissioners to attend.

8) AUDIENCE COMMENTS:

None

On a motion by Commissioner Atkinson and seconded by Commissioner Turner, the Planning Commission adjourned the meeting of June 19, 2013.

Ayes: Commissioner Green-Wright
Commissioner Hill
Commissioner Turner
Commissioner Atkinson

**ROBERT DELGADILLO
INTERIM DIRECTOR
PLANNING AND ECONOMIC
DEVELOPMENT**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**