

Commissioner Hill
Commissioner Turner
Commissioner Atkinson

B. CONDITIONAL USE PERMIT CASE NO 2732 – A request of Mi Lindo Guerrero to sell on-site beer and wine (a type 41 alcohol license), an accessory use to an existing restaurant located at 1811 N. Long Beach Boulevard.

Troy Gunter presented the case to the Planning Commission, staff and public regarding issue associated with the Condition Use permit. The applicant is requesting authorization from the Planning Commission to approve the Conditional Use Permit to allow their restaurant to sell beer and wine to its customers.

Mr. Gunter, Assistant Planner, described the subject site and its location and presented site plan, floor plan, site photos and project analysis.

Commissioner Atkinson stated her concerns regarding the location of the restaurant and the possible effects of the sale of alcoholic beverages in an area already known to be a climate for illegal activities.

Mr. Gunter, Assistant Planner, explained that he consulted the State of California Alcohol and Beverage Control and their records show that there is not an over saturation of businesses selling alcohol in that census tract area.

The applicant, Mr. Pat Brown, addressed the Planning Commission and stated that the restaurant has complied with the conditions outlined in the Condition Use Permit. Mr. Brown also stated that with the sale of beer and wine, the business will be able to increase profits and benefit more of the community with authentic Mexican fare.

Commissioner Juanita Green-Wright asked Mr. Brown if the restaurant had a plan to prevent excessive drinking. Mr. Brown stated that that would be the responsibility of the local law enforcement. He also stated that this is a family restaurant whose business hours will be from 9:00 a.m. to 8:00 p.m.

Commissioner Hill asked the applicant what type of customers frequented the restaurant.

Mr. Brown stated that the restaurant's clientele is usually families and workers in the community.

Ms. Nina Garcia, resident, (translation by Jessica Lopez, Associate Planner) opposed the approval of the sale of beer and wine at the restaurant, stating that this may increase the occurrence of violence in the area.

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 Hill, the Planning Commission approved the Conditional Use Permit No. 2732.

Ayes: Commissioner Green-Wright

Commissioner Hill
Commissioner Turner
Abstained: Commissioner Atkinson

A. CONDITIONAL USE PERMIT CASE NO 27606/VARIANCE CASE NO. 2727/MITIGATED NEGATIVE DECALSRATION NO. 929 – A request of Bruce and Jan Iverson 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 Street, Compton.

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

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

Prior to the presentation of this case, Jessica Lopez, Associate Planner, addressed the Planning Commission stating that there were minor changes made to the Initial Study/MND due to comments provided by AQMD (Air Quality Management District) which are noted (highlighted) stating that the existing wood grinding plant and the proposed baling equipment for both the metal and CRV recycling must be electrically powered.

Jessica Lopez, Associate Planner, 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 establish a wholesale metal recycling facility, legalize an existing wholesale wood recycling facility and establish a Public CRV Buyback Center. Ms. Lopez stated that there will be no physical changes to the buildings, except for a proposed cashier's window in the CRV building.

Ms. Lopez described the subject site at 439 E. Carlin Street and described where each division of the recycling center would operate. Ms. Lopez also demonstrated how traffic would enter and exit the location. Ms. Lopez stated that all work would be done inside the facility. Ms. Lopez also noted that the Mitigated Negative Declaration shows no adverse environmental impacts to the community.

Jessica Lopez, Associate Planner, stated that the requirement for parking is seventy-seven (77) parking spaces, but the applicant is proposing sixty-seven (67) parking spaces. Ms. Lopez stated that in her research she found that other cities require fewer parking spaces. Ms. Lopez stated that the shortage of ten (10) parking spaces would not have a harmful effect on business operations, or result inadequate parking.

Mr. Byron Silveira representative for Mr. and Mrs. Iverson addressed the Planning Commission.

Commissioner Atkinson asked that since the business was expanding would that mean additional jobs for residents in the community?

Mr. Silveira stated he was unable to answer that question and asked Mr. Iverson to address the Commission regarding this issue.

Mr. Iverson addressed the Planning Commission and stated that there is a possibility for jobs to the community; he also stated that many of his employees are residents of the City and some have worked at his company for many years.

Mr. Silveira again addressed the Planning Commission first thanking the Planning Department staff for their assistance in this matter. Mr. Silveira addressed the Commission regarding the conditions placed on approval of the Condition Use Permit, Condition #2 and Condition #4. Condition #2 is a requirement for the business to pay to the City \$2.00 per every ton of recyclables as it proposed for other recycling facilities operating in the City. Condition #4 is the requirement for a parcel map. Mr. Silveira stated that condition #2, would not be feasible for the business to pay the \$2.00 fee, because it is a small business and it would significantly affect the businesses profits. As for condition #4, Mr. Silveira asked instead of the submitting a parcel map, if it would be possible to submit a Lot-Line Merger.

The Commission discussed suspension of condition #2 for 24 months and that this condition be brought back to the Planning Commission in 24 months for reconsideration.

Robert Delgadillo, Interim Planning Director, explained to the Planning Commissioners that a parcel map would show the businesses property as one whole parcel and lot-line merger would show the business as separate parcels connected by the lot-lines.

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

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

On a motion by Commissioner Hill, seconded by Commissioner Atkinson, the Planning Commission approved Conditional Use Permit Case No. 2706/Variance Case No. 2727/Mitigated Negative Declaration No. 929, with the following modifications; Condition #2 will be suspended at this time and will be revisited by the Commission in 24 months, and Condition #4 was deleted.

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

5) **NEW BUSINESS:**

CONDITIONAL USE PERMIT CASE NOS. 2626 & 2629/VARIANCE CASE NO. 2726 & 2630

Robert Delgadillo, Interim Planning Director, addressed the Planning Commission regarding Conditional Use Permit Case 2626 & 2629/Variance 2726 & 2630 - Meta Housing Corporation. Mr. Delgadillo explained that the resolution presented is an affirmation that Condition #55 on the CUP is still in compliance, and project approval is still valid. Mr. Delgadillo stated that this resolution is necessary for Meta Housing Development to show their compliance with the CUP to their bank and investors.

On a motion by Commissioner Turner, seconded by Commissioner Hill, the Planning Commission adopted the resolution for Conditional Use Permit No. 2626 & 2629/Variance Case No. 2627 & 2630 – Meta Housing Corporation.

Ayes: Commissioner Green-Wright
Commissioner Hill

Commissioner Turner
Commissioner Atkinson

6) OLD BUSINESS:

Commissioner Green-Wright discussed the Phase II of the Gateway Towne Center. Robert Delgadillo, Interim Planning Director stated that the following businesses are proposed; Marshall's (clothing store), PetSmart, El Pollo Loco Restaurant, Chipotle Restaurant, Starbucks Coffee Shop and a yogurt store and possibly a Chick-Fil-A Restaurant.

Planning Commissioners and Interim Planning Director spoke about the new Farmer's Market in Compton located adjacent the Martin Luther King Transit Center.

Commissioner Hill spoke of the rise of prostitution along Long Beach Boulevard and the role certain hotel/motels play in its escalation.

Commissioner Green-Wright stated that the Mayor, Sheriff's Department, as well as community churches are trying to address the prostitution problem.

Commissioner Hill spoke briefly about the concentration of stores selling alcohol in the city and the possibility of obtaining a census tract map to accurately determine if the Commission needs to review the approval of alcohol licenses in census tracts adjacent to one another.

7) COMMISSION COMMENTS:

None

8) AUDIENCE COMMENTS:

None

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission adjourned the meeting of September 11, 2013.

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

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

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**