

Ms. Lopez described the subject site, conditions and overall project analysis examining the setback requirements and lot size requirements as it relates to secondary dwellings. Ms. Lopez explained to the Commission that staff recommends denial of the request for Variance at 1502 W. 153rd Street, Compton, California.

Commissioner Green-Wright asked if the Applicant was present and would like to be heard on this matter.

Applicant/Co-owner, Maria Rodriguez, addressed the Planning Commission regarding her request for Variance at 1502 W. 153rd Street, Compton, California. Ms. Rodriguez stated that she was requesting the variance to legalize the property that she bought as a multi-unit dwelling. Ms. Rodriguez stated that there are many properties in the vicinity with the same conditions as her property. Ms. Rodriguez stated that it was apparent that the City granted approval of these types of structures in the past.

Commissioner Green-Wright stated that the Planning Commission is governed by the current rules in place and if they were to deviate from the rules in this instance, they would also have to do with others wanting the same allowances.

Robert Delgadillo, Interim Planning Director, told the Applicant that non-conforming units are grandfathered into the Zoning Ordinance, and if no structural changes are proposed they are fine, but once there are structural changes proposed for the property it comes under the authority of the current rules in place. Mr. Delgadillo stated that interior rehabilitation is allowed, but no structural changes are permitted in order to remain in grandfather status. Mr. Delgadillo told the Applicant that he could refer her to Mr. Lonell Butler, Chief Building Official, for further assistance.

Anita Aviles, Deputy City Attorney, stated that the City has dealt with these types of issues before, and when requests like these are triggered, the City's current standards and code take precedence.

Commissioner Green-Wright asked the Applicant if she would like the Commission to vote on the Variance or if she would rather speak to Mr. Butler first, and therefore request a continuance.

The Applicant, Maria Rodriguez, stated that she would like to speak with Mr. Butler, and asked if the Commission could continue this matter.

On a motion by Commissioner Hill, seconded by Commissioner Atkinson, the Planning Commission continued the Hearing of Variance Case No. 2737 until the next scheduled Planning Commission meeting.

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

Commissioner Green-Wright addressed the Commission and audience, stating that she will have to remove herself from the next case; Conditional Use Permit Case No. 2730. Commissioner Green-Wright stated that she felt there was a conflict of interest and it would be unethical for her to hear/vote on this matter. Commissioner Green-Wright asked Co-chairperson Hill to preside over the meeting in her absence.

Anita Aviles, Deputy City Attorney, addressed the Commission and told them that in light of the fact that Commissioner Green-Wright abstained, that the entire Commission would either have to vote for approval or denial for an action to be taken on this case.

- B. **CONDITIONAL USE PERMIT CASE NO 2730** – A request of 7-Eleven to allow the sale of beer and wine (a type 20 off-sale alcohol license) , an accessory use to an existing 7-Eleven convenience store at 803 W. Alondra Blvd., Compton in the Limited Commercial (C-L) zone.

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

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

Jessica Lopez, Associate Planner, presented this case to the Planning Commission, staff and public regarding concerns associated with the request for Variance. The applicant is requesting a conditional use permit to sale beer and wine as an accessory use to their convenience store.

Ms. Lopez explained that there are three (3) churches, a pre-school, a medical building in the vicinity and a market directly across the street that sells alcohol. Alcohol Beverage Control records show that the area is over-concentrated with businesses selling alcohol, census tract 5429 is currently at its maximum.

Ms. Lopez recommended a denial of Conditional Use Permit 2730 because the census tract in which it is located is at its maximum for establishments selling alcoholic beverages, and proximity of sensitive land uses.

Applicant, Sheri Olsen – Ontario, California addresses the Commission regarding this matter. Ms. Olsen discussed the 7-Eleven stores and its state-of-the-art security system, also physical security personnel at crucial hours of operation and that the store now occupies an area that was vacant for many years. Ms. Olsen also stated that the main focus of the store is to be an asset to the community; offering fresh foods and accessories, donating to certain programs and to be an asset to the community as a whole.

Commissioner Turner asked the Applicant how far was the 7-Eleven was store from the Miracle Market store?

The Applicant replied that the store is located directly across the street from Miracle Market.

Commissioner Atkinson asked the Applicant was it the initial intent of the store to sell alcohol?

The Applicant replied affirmatively.

Commissioner Hill asked the Applicant what would be the stores estimated projection of the sale of beer and wine?

The Applicant asked Mr. Marcus Hooks, the 7-Eleven Consultant to assist her with this inquiry.

Mr. Hooks stated that the sale of alcohol would be approximately 9%, fresh foods 22%, snacks 14% and cigarette sales 9%.

Commissioner Hill stated that there were many in the audience who wished to speak on this item. Barbara Calhoun, Compton, California, addressed the Commission in favor of the Condition Use Permit allowing the 7-Eleven store to sell beer and wine. Ms. Calhoun stated that 7-Eleven has already become an integral part of the community. Ms. Calhoun spoke about the previous permits given to other 7-Eleven stores allowing the sale of alcohol. Ms. Calhoun stated that all conditions are the same.

Elder Bruce Boyden, Calvary Community Church, addressed the Commission in favor of the Conditional Use Permit for the 7-Eleven store.

Florence Hollis, Compton, California addressed the Commission in favor of the Conditional Use Permit stating that 7-Eleven is an important asset in the community.

Lestean Johnson, President, Chamber of Commerce, addressed the Commission in favor of the Conditional Use Permit for the 7-Eleven store.

Lynn Boone, Compton, California, addressed the Commission stating the ordinance in which they are ruling on this permit is from 1989 and is old. Ms. Boone stated that the census tract, stores, city demographics, have all changed and the City should look into updating the ordinances.

Commission Hill responded stating that the City Council is responsible for policy change and Ms. Boone should address the Council regarding this matter.

Robert Delgadillo, Interim Planning Director, in response to Ms. Boone stated that the Department must comply with the current policies, which is the only authority at this time we can operate with. Mr. Delgadillo also stated that alcohol sales are being reviewed and the standards may become more rigid than they are now.

Applicant, Sheri Olsen, addressed the Commission again and stated she had a petition from the community in favor of 7-Eleven's application to sell beer and wine and that she wanted the Commission to review it.

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

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

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission denied Conditional Use Permit 2730 - A request of 7-Eleven to allow the sale of beer and wine (a type 20 off-sale alcohol license, an accessory use to an existing 7-Eleven convenience store at 803 W. Alondra Blvd., Compton in the Limited Commercial (C-L) zone.

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

Commissioner Hill explained to the Applicant, Sheri Olsen that she is able to appeal the Commission's decision to the City Council.

Commissioner Green-Wright returned to the meeting.

5) **NEW BUSINESS:**

None

6) **OLD BUSINESS:**

Commissioner Green-Wright asked Robert Delgadillo the status of the Phase II of the Gateway Towne Center.

Mr. Delgadillo responded that construction should be completed as mid-summer, the stores will include: El Pollo Loco, PetSmart, Starbucks, Marshall's Department Store, possibly Chipotle Mexican restaurant and a frozen yogurt store.

The Commissioners discussed the site at North Alameda Street. Jessica Lopez stated that the site was now in the plan check stage.

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 January 22, 2014.

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

ROBERT DELGADILLO
PLANNING DEPARTMENT

JUANITA GREEN-WRIGHT,
CHAIRPERSON