

(CEQA). The City of Compton, in its capacity as Lead Agency, has determined that the proposed project requires a Negative Declaration as part of its environmental review.

Jessica Lopez, Associate Planner, addressed the Commission and public regarding this Planning Commission case. Ms. Lopez stated that first she would like to make the following correction to the Agenda, “the Conditional Use Permit Case No. should be 2701 not 2747. Ms. Lopez presented the staff report with relevant information and photographs for this case. Ms. Lopez stated that the Applicant is proposing a small banquet facility the hours of operation will be 4:00 p.m. – 12:00 p.m. and no alcohol sales. Ms. Lopez stated that the current zoning is Low Density Residential (LDR) and requesting the GPA to amend the zoning to Limited Commercial (LC). Ms. Lopez stated that the proposed facility has no negative impact on the environment. Ms. Lopez stated that the Applicant’s parking exceeds staff requirements for the banquet facility. Ms. Lopez stated that the Applicant will only rent out the room and parking area, the banquet hall has no kitchen facility, so patrons will be responsible for their own food and entertainment. Ms. Lopez stated that the Applicant has proposed a Security Guard onsite from 4:00 p.m. – 12:00 a.m., but staff asked them to extend the time one hour to allow patrons and staff to wind up their events and leave the facility. Ms. Lopez recommends that the Planning Commission approve General Plan Amendment Case No. 2013-002/Conditional Use Permit Case No. 2701 and Negative Declaration No. 932.

Commissioner Hays questioned the occupancy of facility versus the number of Security Guards to patrol and protect the patrons and facility.

Jessica Lopez, Associate Planner, stated that there are no set standards as to how many Security Guards there should be per event attendees.

Robert Delgadillo, Planning Manager, stated that the Commission can include additional conditions of approval for the Applicant, so that the security issue can be addressed.

Commissioner Green-Wright stated that if the facility was proposing alcohol sales, there is a requirement for security per attendee. Commissioner Green-Wright stated that these types of questions can be presented to the Applicant for discussion.

Commissioner Gardner stated that within the Conditions of Approval it states what types of entertainment will be allowed at the facility, but does not necessarily state what types of entertainment will not be allowed. Commissioner Gardner stated that the conditions should be tightened up to include not “pay at the door” events, and no “adult entertainment”.

Mr. Woods, Diamond Bar, CA, representative for the Applicant, addressed the Planning Commission and public regarding this case. Mr. Woods stated that the banquet facility is quite small that is why one Security Guard is proposed. Mr. Woods stated that he believes the occupancy for the facility will be approximately 50-60 maximum. Mr. Woods also stated that there will be a dedicated Manager who will be responsible for the facility. Mr. Woods stated that the Applicant will comply with all conditions.

Commissioner Gardner questioned Mr. Woods about the exit noises that may disturb the residents adjacent to the facility.

Mr. Woods responded that the Security Guard will be responsible to make sure the departure of staff and patrons will be quiet and timely.

Commissioner Green-Wright asked Mr. Woods if the Applicant already had a Facility Manager in mind to hire or will this recruitment be done through our CareerLink Center, also if there is need for additional Security Guards can the hiring be done through CareerLink.

Mr. Woods, representative for the Applicant, stated that there is already a Security Company that patrols the premises and the company would just provide an additional Security Guard for the banquet facility.

Commissioner Hays asked Mr. Woods about the entrance to the banquet facility. Commissioner Hays wanted to know if there is direct access to the facility or will patrons need to enter through the retail area.

Mr. Woods referred this question to the Applicant's Architect, he stated that there is a separate entrance for the banquet facility; patrons will not have to enter through the retail shop area.

Commissioner Gardner asked if the Planning Commission can add Conditions of Approval for the Applicant.

Robert Delgadillo, Planning Manager, stated that the Commission can add Conditions of Approval that can be recorded in the Case Resolution.

On a motion by Commissioner Gardner, seconded by Commissioner Horton-Pope, the Planning Commission closed the Public Hearing.

Ayes: Commissioner Horton-Pope
 Commissioner Hays
 Commissioner Atkinson
 Commissioner Gardner
 Commissioner Green-Wright

Robert Delgadillo, Planning Manager, addressed the Commission and explained that the Commission must first vote to adopt or not adopt Negative Declaration 932, then the Commission can vote to approve or deny the General Plan Amendment, and lastly, the Commission can approve or deny the Conditional Use Permit stating additional conditions if any for the Applicant.

On a motion by Commissioner Gardner, seconded by Commissioner Hays the Planning Commission adopted Negative Declaration Case 932.

Ayes: Commissioner Horton-Pope
 Commissioner Hays
 Commissioner Atkinson
 Commissioner Gardner
 Commissioner Green-Wright

On a motion by Commissioner Hays, seconded by Commissioner Gardner, the Planning Commission recommended approval of the General Plan Amendment 2013-002 to the City Council.

Ayes: Commissioner Horton-Pope
 Commissioner Hays
 Commissioner Atkinson
 Commissioner Gardner
 Commissioner Green-Wright

On a motion by Commissioner Gardner, seconded by Commissioner Hays, the Planning Commission approved Conditional Use Permit Case No. 2701 with the following additional conditions of approval, by the following votes:

Additional Conditions of Approval

Condition of Approval #31 – Signage - Require signage to be posted notifying the community to a contact person and contact number to contact in case of complaint. Commissioner Gardner also would like the facility to keep a record of complaints, and complaints must be addressed within 24 hours.

Condition of Approval #32 – Entertainment – There shall be no “pay at the door” events or adult entertainment type of events.

Condition of Approval #33 - Contract – Applicant shall include the Conditions of Approval in the clients contract to ensure that the parameters of conditions are identified and met.

Condition of Approval #34 – Security – Applicant must have one Security Guard per 50 event attendees.

Ayes: Commissioner Hays
 Commissioner Atkinson
 Commissioner Gardner
 Commissioner Green-Wright
Noes: Commissioner Horton-Pope

B. CONDITIONAL USE PERMIT CASE NO. 2746 – A request of Emad Wahba to sell/serve on-site beer and wine, a type 41 alcohol license, as an accessory use to the existing Green Olive Restaurant located at 855 W. Victoria Blvd. #B2., Compton in the Heavy Manufacturing (M-H) zone.

Robert Delgadillo, Planning Manager, addressed the Planning Commission and notified them that the Applicant for Conditional Use Permit Case No. 2746 requested this item be pulled and rescheduled for another date.

5) NEW BUSINESS:

Robert Delgadillo, Planning Manager, informed the Planning Commission that finally they will hear and vote on the Brickyard proposal next month. Mr. Delgadillo stated that if any of the Commissioners are interested in hearing the Brickyard community presentation, that a Town Hall meeting is scheduled this month.

Commissioner Atkinson asked if there were still homes slated for the Brickyard development area.

Mr. Delgadillo stated that there is not, what is proposed is an industrial development.

Commissioner Green-Wright asked if there will be improvements made to the surrounding areas of the Brickyard.

Mr. Delgadillo responded affirmatively and explained each improvement proposed.

Commissioner Atkinson asked about jobs coming into the community from the Brickyard development.

Mr. Delgadillo stated that there is a component in the proposal that includes a “community benefit”, whereby a percentage of jobs would be offered to Compton residents.

Commissioner Green-Wright asked that any Commissioner wanting to attend the Planning Academy next month should notify Traci Watkins in the Planning Department. Ms. Green-Wright also discussed the Ethics training for the Commissioners.

Commissioner Horton-Pope stated that there are gambling businesses open in the City that is under the guise as computer businesses; Commissioner Horton-Pope asks how these types of business can be legal in the City.

Steven Masura, Director, Community Development, stated that the type of gambling businesses she refers to are not allowed in the City and are opened illegally.

Commissioner Hays asked when businesses request to come into the City, they always talk about an added tax benefit. Commissioner Hays asked how the Commission can find exactly what percentage of tax money comes into the City.

Robert Delgadillo, Planning Manager, stated that the City contracts with a company called Muni-Services which prepares and submits to the City a Quarterly Tax Revenue Report which he can disclose the information to the Commission.

Steve Masura, Director, Community Development stated that some financial information is confidential and not public information, but the City receives 1% of gross sales tax. Mr. Masura stated although the City Manager and City Controller prepare revenue report for the budget and the Commissioners can attend the public hearing on the City’s next fiscal year budget.

Commissioner Atkinson asked how much revenue is generated from the Crystal Park Hotel and Casino.

Robert Delgadillo, Planning Manager, stated that the hotel operation is three separate entities; the Bingo, the Casino and the Hotel. Mr. Delgadillo stated that because the Bingo is charitable gaming, there is not much revenue generated from it. The Casino generates the most revenue and the Hotel may generate more revenue once renovations are complete.

Commissioner Horton-Pope asked if it was possible to view the Planning Commission budget.

Steven Masura, Director, Community Development, stated that the information is accessible on the City of Compton website, the main page. Mr. Masura confirmed the date and time of the upcoming Brickyard Town Hall meeting, January 21, 2015 at 6:00 p.m. – 7:30 p.m. at Gonzales Park.

6) OLD BUSINESS:

Commissioner Green-Wright asked about the time change of the Commissions monthly meeting that was discussed last month.

Robert Delgadillo, Planning Manager, stated that Anita Aviles, Deputy City Attorney is researching the legality of the request and proper process to change the Commission’s time.

Commissioner Green-Wright also discussed the upcoming business tours with Neil Holmes, Senior Economic Development Specialist. Commissioner Green-Wright polled the other Commissioners on their availability, and Fridays are agreeable to the Commission.

Robert Delgadillo, Planning Manager, cautioned the Commission about who they give their business cards to. Mr. Delgadillo stated that the Commissioners should give their business card to a potential applicant which may appear before the Commission.

7) COMMISSION COMMENTS:

None

8) AUDIENCE COMMENTS:

None

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope the Planning Commission adjourned the meeting of January 14, 2015.

Ayes: Commissioner Horton-Pope
 Commissioner Hays
 Commissioner Atkinson
 Commissioner Green-Wright
 Commissioner Gardner

**STEVEN MASURA, COMM. DEV. DIRECTOR
PLANNING DEPARTMENT**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**