

Jessica Lopez, Associate Planner, addressed the Commission and public regarding this Planning Commission case. Ms. Lopez presented the Staff Report for this project with all relevant information and photographs. Ms. Lopez stated that the Applicant is proposing three (3) residential units in the Limited Commercial Zone and therefore requires a Conditional Use Permit for residential development. The General Plan designation for this area is mixed use, business and residential use. Ms. Lopez stated that the proposed facility has no negative impact on the environment. Ms. Lopez stated that the property is small for a commercial development and this proposal is the next best usage for the property. Ms. Lopez stated that the proposed housing, parking and setbacks meet the requirements of the Compton City Municipal Code. Ms. Lopez recommends that the Planning Commission approve Conditional Use Permit No. 2750.

Commissioner Hays addressed staff and asked what would prohibit the Applicant to develop a commercial business at this location in the Limited Commercial Zone.

Jessica Lopez, Associate Planner, responded that the property is too small and shallow for a commercial normal commercial development.

Commissioner Horton-Pope asked staff if there was any visitor parking and if the proposed units would be for home ownership or rental property.

Jessica Lopez, Associate Planner, responded that there is one (1) designated visitor parking space.

Commissioner Hays stated that with one visitor parking space it will be unsafe to park on Rosecrans Avenue.

Robert Delgadillo, Planning Manager, stated that the one (1) proposed visitor parking space exceeds the requirement by the municipal code.

Commissioner Gardner wanted clarification on Condition 18 Graffiti Removal and asked how that particular condition would be enforced.

Jessica Lopez, Associate Planner, responded that the Code Enforcement Office as well as the community reports graffiti to the Public Works Department for removal.

Navid Ali representative for the Applicant addressed the Planning Commission and audience. Mr. Ali stated that the owners bought the property two (2) years ago and wanted to meet the affordable housing needs in the City. Mr. Ali stated that these units would be rented, possible through the Section 8 program.

Commissioner Green-Wright stated that the surrounding area already has problematic parking and she also noted that there is little proposed space for children to play. Commissioner Green-Wright also was concerned about emergency services to the proposed development.

Navid Ali responded that there is an area on the property that shows the open space available as well as the use of the concreted areas for a play area.

Commissioner Hays stated the properties on Rosecrans are zoned Limited Commercial and he does not believe it is safe to propose this residential project on this busy street. Commissioner Hays stated that he did not feel that this project is a good fit for the area and he is looking at the long term.

Navid Ali stated that the property has been vacant for 40-50 years without any development and he believes this project would be suitable.

Commissioner Gardner stated that she visited the site and found the property maintenance neglectful.

Mr. Ali stated that the property maintenance will be taken care of immediately.

Mr. Dobbs, City of Compton, addressed the Planning Commission, and public regarding this proposed project. Mr. Dobbs stated that he either for or against the project, although he wanted the Commission to consider that if this project is approved it sets precedence for the allowance of residential in the commercial zone. Mr. Dobbs stated that City's General Plan outlines what developments belong to what zones.

Steven Masura, Community Development Director, stated that anyone can come to the Planning Department to view and ask questions about the General Plan.

Ms. Baker, City of Compton, stated that she is not against the housing units being proposed on Rosecrans Avenue. Ms. Baker stated that we say we are interested in development, but when someone proposes something we oppose it.

Commissioner Hays stated that the Commission only wants to make the best decisions for the City and that proposed developments are considered in the long term and if this proposal is safe and a good fit for the area.

Barbara Calhoun, City of Compton, stated that the Applicant needs to abide by the regulations of the City and she is against the proposed development.

Mr. Navid, representative for the Applicant, stated that even if they were proposing a donut shop or the like, the same problems would still exist for patrons coming in and out of the development.

Lynn Boone, City of Compton, addressed the Planning Commission stating that the General Plan is not outdated and the Plan is updated every five years. Ms. Boone also stated that developers can access the Compton Municipal Code which is listed on the City Clerk's website to review what developments are deemed for each zone.

On a motion by Commissioner Hays, seconded by (*inaudible*), the Planning Commission closed the Public Hearing for Conditional Use Permit Case No. 2750.

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

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission denied Conditional Use Permit Case No. 2750 by the following vote:

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

B. CONDITIONAL USE PERMIT CASE NO. 2752 /VESTING TENTATIVE PARCEL MAP NO. 72667/DEVELOPMENT AGREEMENT/ZONING TEXT AMENDMENT 2014-003/MITIGATED NEGATIVE DECLARATION NO. 933 – A request to develop the Brickyard site, located at 13633, 13801, and 13805 South Central Avenue, Compton, in the M-H (Heavy Manufacturing) zone. The Conditional Use Permit request to develop either;

1) Two light industrial buildings with truck loading doors totaling 1.5 million-square feet with the largest building located on the northern portion of the property and a smaller 70,000-square foot building located on the southern portion of the property; or

2) Three light industrial buildings with truck loading doors totaling 1,077,000 square feet. The two larger buildings would be 525,400 and 481,600 square feet and would be located on the northern portion of the property. The smaller 70,000-square foot building would be located on the southern portion of the property.

The second request is for a vesting tentative parcel map to consolidate 12 existing industrial lots into two lots. The third request is for a Development Agreement to grant certain restrictions on the City and development. The fourth request is for a Zoning Text Amendment to create a modified parking requirement and Mitigated Negative Declaration (MND) No. 933 has been prepared in accordance with the

Steven Masura, Community Development Director, stated that the Brickyard development has been in the works for a long time. Ms. Masura stated that staff will give a detailed presentation as well as the Developer.

Robert Delgadillo, Planning Manager, addressed the Commission and public regarding Conditional Use Permit Case No. 2752/Vesting Tentative Parcel Map No. 72667/Development Agreement/Zoning Text Amendment 2014-003/Mitigated Negative Declaration No. 933. Mr. Delgadillo stated that the Planning staff and Brickyard developers have been in contact on the project for a year. Mr. Delgadillo presented the Staff Report with all relevant information and photographs for this case. Mr. Delgadillo discussed the following issue as they relate to the proposed industrial development: General Plan designation (mixed-use), Zoning (MH Heavy Manufacturing), and stated the lot has been vacant for quite some time since the closing of the original brickyard. Mr. Delgadillo discussed the two (2) site plans proposed for the industrial development, explaining the similarities and difference in the plans. Mr. Delgadillo discusses the street and landscaping improvement as well as new traffic signals proposed by the Developer, who will be financially responsible for costs of these improvements anticipated to be approximately 5.5 million dollars. Mr. Delgadillo also discussed traffic study, truck access points and parking. Mr. Delgadillo stated that the Developer has mailed informational items to surrounding residents and held Town Hall meetings were held for the public to discuss this development. Mr. Delgadillo recommends that the Planning Commission approve the MND and CUP and to recommend the Vesting Tentative Parcel Map, Development Agreement and the Zoning Text Amendment.

Commissioner Gardner asked staff if there are designated truck and vehicle entrances and exits only, and if so, how will this be managed to ensure trucks use these dedicated accesses. Commissioner Gardner asked if the tenant will post signage to inform drivers of the designated truck only and vehicle only accesses. Commissioner Gardner asked how was the baseline determined for the environmental mitigated measures for traffic and noise.

Robert Delgadillo, Planning Manger, stated that the dedicated route for entry and exit to the development will be enforced by the Code Enforcement Department or community reporting. Mr. Delgadillo stated that he did not know if signage will be provided, but the Developer will be able to answer that question. Mr. Delgadillo

also stated that the noise levels expected from trucks are anticipated to be no greater than 1.6 decibels and will have no significant impact on surrounding neighbors.

Craig Cornwell, City Attorney, addressed the Planning Commission and informed them that he needed to amend that language in which they will use if they intend to approve this project:

“The Planning Commission recommends that the City Council finds that proposed use conforms to the standard of the Zoning Ordinance upon the adoption of the Zone Text Amendment entitled - An Ordinance of the City Council of the City of Compton amending Chapter 30 of the Compton Municipal Code by deleting Chapter 30-21.11 and adding Chapter 30-21.12(1) to establish regulations for a modified parking requirement”.

Steven Masura, suggested that the Planning Commission approve, “as stated by City Attorney” and the actual language will be included in the minutes for tonight’s meeting.

Mr. Greg Aimes, Representative for developers, Trammel Crow Companies, addressed the Planning Commission and public regarding the proposed industrial development. Mr. Aimes discussed the history of the Trammel Crowe organization and how the company prides itself on transparency. Mr. Aimes discussed the Mitigated Negative Declaration report and the Development Agreement. Mr. Aimes discussed the improvements the Developers are proposing.

Commissioner Hays asked Mr. Aimes if the Trammel Crow Companies would be slurry sealing the streets or rebuilding the streets.

Mr. Aimes answered that the streets would be totally rebuilt, they would not just apply slurry sealant.

Commissioner Gardner asked Mr. Aimes if there would be signage demonstrating the truck traffic on and off the property.

Mr. Aimes stated that they would post notices at each entrance/exit and they are designing the street whereby the design will only allow the accesses proposed for the truck routes.

Steven Masura, Community Development Director, and stated that there are also added benefits that were not mentioned like the Electrical Vehicle Charging stations, the Bicycle racks, high level environmental design, solar paneled rooftops and job creation.

Commissioner Horton-Pope inquired if the dedication of a certain percentage of jobs be included in the Development Agreement.

Robert Delgadillo, Planning Manager, stated that the City is working on a joint venture between the Developer, City, CareerLink, El Camino Compton Campus and Compton Unified School District to establish recruitment and job training.

Greg Aimes, Representative, stated that the Company has included the job element in the Development Agreement whereby first hiring will go to Compton residents.

Ms. Kimberly McKenzie, CareerLink Director, addressed the Planning Commission and public and explained how CareerLink assist new developments with recruitment, interview, and testing.

Elaine Bias, City of Compton, addressed the Commission and stated that she is in support of the proposed industrial development.

Gerald Pickens, Compton Baseball Academy Teams CBATS, addressed the Commission and public stating the Developers have promised to dedicate \$45,000 to the Jackie Robinson stadium and CBATS. Mr. Pickens is in support of the industrial development.

Mr. Borden, City of Compton, addressed the Commission and public and stated that he is not in total agreement with the proposed industrial development and asks that the Commission take their time in voting on this project.

Dr. Ernest Smith, City of Compton, addressed the Commission and public; he spoke on the history of past projects, and reiterated that the Commission should consider this project carefully.

Mike Chatum, City of Compton, addressed the Commission and public and stated he was in favor of the industrial project.

Mike Amidi, Business Owner City of Compton, addressed the Commission and public stating he is in favor of the proposed development and he would like the community to welcome the new company.

Ms. Busby, City of Compton, addressed the Commission and public and stated she had concerns about the noise levels, the traffic congestion and the emission of toxic fumes from idling truck traffic.

Barbara Calhoun, City of Compton, addressed the Commission and the public and stated she is representing the residents in the LA County area of the project; they are requesting clarity on the truck travel route. Ms. Calhoun also stated that years back Compton residents were invited to a meeting at the Blue Room 600 N. Alameda Street to discuss what residents would like to see on the Brickyard site. Ms. Calhoun stated that they envisioned homes, parks and small strip malls never a large industrial development.

Mr. Dobbs, City of Compton, addressed the Commission and public and stated that even if the Company repairs the street today, with all the future truck traffic, the streets will once again be in disrepair.

Christopher McCauley, City of Compton, addressed the Commission and public and stated that the area has always been dusty. Mr. McCauley is concerned with the truck emission and the health of the community as well as the truck traffic and the three schools in the area.

Antonio White, City of Compton, addressed the Commission and public and stated he is not in favor of this project because of potential health risks to the community.

Minnie Jones, City of Compton, addressed the Commission and public and stated that there is a nursery school near this location and she is concern with the children's health if this project were to be approved.

Mr. Tucker, City of Compton, stated that it was a great project just not ideal for the area in which it is proposed.

Mr. McCarter, City of Compton, stated he was not in favor of this project because there may be significant health risks to the senior complex located just a few feet away.

Lynn Boone, City of Compton, addressed the Commission and public stating that Resolution 23211 stated that the area was indeed deemed residential. Ms. Boone also stated that it will be an eyesore to see this industrial complex in the middle of a residential area.

Not Identified, stated that they were concerned with toxic emissions from the trucks, noise and traffic.

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission closed the Public Hearing on Conditional Use Permit Case No. 2752 /Vesting Tentative Parcel Map No. 72667/Development Agreement/Zoning Text Amendment 2014-003/Mitigated Negative Declaration No. 933

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

Commissioner Hays asked if the project can be continued.

Commissioner Green-Wright responded that he would have to re-open the public hearing.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission re-opened Public Hearing on Conditional Use Permit Case No. 2752 /Vesting Tentative Parcel map No. 72667/Development Agreement/Zoning Text Amendment 2014-003/Mitigated Negative Declaration No. 933

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

Commissioner Hays stated that new information has been presented that the Commission had not heard and they may want to continue the meeting.

Greg Aimes, Representative Trammel Crow, gave additional information from the South Coast Air Quality Metropolitan District. Mr. Aimes also stated that residential cannot be placed on the land because it was formerly a landfill and is therefore contaminated and not suitable for residential construction.

On a motion by Commissioner Hays, seconded by *inaudible*, the Planning Commission closed Public Hearing on Conditional Use Permit Case No. 2752 /Vesting Tentative Parcel map No. 72667/Development Agreement/Zoning Text Amendment 2014-003/Mitigated Negative Declaration No. 933

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

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission approved MND No. 933 by the following vote:

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

Commissioner Green-Wright

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission approved CUP 2752 by the following vote:

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

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission recommended the Zoning Text Amendment 2014-003 by the following vote:

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

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission recommended the Vesting Tentative Parcel Map 72667 by the following vote:

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

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission recommended the Development Agreement by the following vote:

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

Commissioner Green-Wright told the Applicant that his project was approved by a vote of 3-2.

5) NEW BUSINESS:

Robert Delgadillo, Planning Manager, informed the Planning Commission of the status of the meeting time change previously proposed. Mr. Delgadillo also stated that he has contacted the Code Enforcement Manager, Gerardo Ares, to look into the illegal gambling disguised as computer labs.

Gerardo Ares, Code Enforcement Manager, addressed the Planning Commission and explain his departments duties and function.

Steven Masura, Community Development Director, informed the Commission that the Bicycle Master Plan is underway and will be discussed at the next scheduled Planning Commission meeting March 11, 2015.

6) OLD BUSINESS:

Commissioner Green-Wright informed Commissioners that Mr. Neil Holmes has schedule a tour of Foster Farms on Friday March 20, 2015 at 9:30 a.m.

7) COMMISSION COMMENTS:

Commissioner Hays stated that there were too many residents claiming they were not properly noticed or noticed at all regarding the Public Hearings. Robert Delgadillo, Planning Manager, that staff mailed all notices as required, posted on the City website and at City Hall.

8) AUDIENCE COMMENTS:

None

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission adjourned the meeting of February 11, 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**