

Commissioner Gardner
Commissioner Green-Wright

Troy Gunter, Assistant Planner, addressed the Commission and public regarding this Planning Commission case. Mr. Gunter presented the Staff Report for this project with all relevant information and photographs. Mr. Gunter stated that the project is in the (CL) Limited Commercial zone and is primarily reserved for commercial businesses. Mr. Gunter stated that the proposed General Plan designation for this area is designated for mixed use; commercial and multi-family dwellings. Mr. Gunter stated that the Applicant's project complies with all design and development standards. Mr. Gunter stated that staff recommends that the Planning Commission approve Conditional Use Permit No. 2753 subject to the findings and conditions included in the Staff Report.

Commissioner Gardner asked Mr. Gunter to discuss the residential units access to the garages; both the front and rear units.

Troy Gunter, Assistant Planner, reselected the presentation slide that showed the garage accesses. Mr. Gunter stated that the front unit's accessibility to the garage is proposed to be located on Willowbrook Avenue, and the rear unit's garage access is proposed to be located in the rear alleyway behind the proposed development.

Commissioner Hays asked Mr. Gunter if the newly proposed additional unit required additional utilities (water, gas and electric).

Troy Gunter, Assistant Planner, responded that the utilities are currently present in both units.

Commissioner Gardner asked Mr. Gunter to detail his response about the proposed open space areas for both units.

Troy Gunter, Assistant Planner, responded that each unit will have their own private open space area of approximately 500 square feet per residential unit.

Applicant, Ruben Trejo, Gardena, CA addressed the Planning Commission regarding this Conditional Use Permit. Mr. Trejo stated that he is prepared to answer any questions of the Planning Commission.

Commissioner Hays asked the Applicant how long he had owned the property on Willowbrook Avenue.

Mr. Trejo stated that he has owned the property for twelve (12) months.

Commissioner Green-Wright asked the Applicant if both units were currently occupied.

Mr. Trejo stated that indeed both units are currently occupied.

Commissioner Hays asked the Applicant if both units were rental units.

Mr. Trejo responded affirmatively.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission closed the Public Hearing for Conditional Use Permit Case No. 2753.

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 Conditional Use Permit Case No. 2753 by the following vote:

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

B. CONDITIONAL USE PERMIT CASE NO. 2714A/VARIANCE CASE NO. 2715A – A request of Mr. & Mrs. Park to modify Conditional Use Permit Case No 2714 and Variance Case No. 2715 approved back in 2012 to 1) eliminate the “multi-purpose” use concept and only operate and maintain the banquet hall use, 2) re-design and expand that total square footage area designated for banquet halls from 2,678 square feet to 6,576 square feet, and 3) modify the parking variance to expand the shared parking plan to accommodate the increase square footage to the banquet hall use for the property located at 2201 N. Long Beach Blvd., Compton in the Limited Commercial (C-L) zone.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission continued Conditional Use Permit Case No. 2714A/Variance Case No 2715A to the next scheduled Planning Commission meeting to be held on April 8, 2015 by the following vote:

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

C. CONDITIONAL USE PERMIT CASE NO. 2763 – A request of CBB Architects to expand auto repair use within a proposed two-story commercial building at 1121 E. Rosecrans Ave., Compton, in the C-L (Limited Commercial) zone.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission opened the Public Hearing for Conditional Use Permit Case No. 2763.

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

Troy Gunter, Assistant Planner, addressed the Commission and public regarding this Planning Commission case. Mr. Gunter presented the Staff Report for this project with all relevant information and photographs. Mr. Gunter stated that this site has been an auto repair site for 54 years. Mr. Gunter stated that all auto repair businesses in the limited commercial zone require a Conditional Use Permit as outlined in the Compton Municipal Code. Mr. Gunter stated the proposed development and design standards have been met by the Applicant. Mr. Gunter stated that the property currently has security lighting and enclosed fencing. Mr. Gunter stated that the proposed development meets all required setbacks as required by the Compton Municipal Code. Mr. Gunter stated that staff recommends that the Planning Commission approve Conditional Use Permit No. 2763 subject to the findings and conditions included in the Staff Report.

Commissioner Gardner asked Mr. Gunter what triggers more parking, since the square footage will be expanded.

Troy Gunter, Assistant Planner, stated that the current parking allotment already has exceeded the standard parking requirement as recommended by the Compton Municipal Code, and the project has at least four more spaces in excess of parking requirement.

Commissioner Hays asked Mr. Gunter if the Applicant is aware that there is no offsite parking or storage of vehicles on the street.

Mr. Gunter responded and stated that the Applicant is fully aware that there shall be no offsite parking or storage of vehicles on the street.

Commissioner Horton-Pope asked Mr. Gunter, if the Applicant does not comply with the condition to keep vehicles off the street, is it possible to revoke the conditional use permit.

Mr. Gunter responded that the Planning Commission did have the right to revoke or suspend the Conditional Use Permit if the Applicant is not compliant with conditions of approval. Mr. Gunter stated that the City's Code Enforcement Division would be the main enforcers for non-compliance of conditional use permits in general.

Applicant, Charles Berger, Gardena, CA addressed the Planning Commission and public regarding this Conditional Use Permit. Mr. Berger stated that he has read the Conditions of Approval and will comply with all the conditions stated in the Conditional Use Permit.

Commissioner Horton-Pope asked the Applicant if the business would be open for business during the renovation process.

Mr. Berger stated he believed that having the business opened during renovations will be problematic because of street access, and he does not expect the business to be opened for business during that time.

Commissioner Gardner asked if the Applicant would be resurfacing and restriping the parking lot.

Mr. Berger answered affirmatively.

Commissioner Green-Wright asked the Applicant if the "Test Only" and "Auto Repair" components of the repair shop be located in two separate areas in the proposed new development.

Mr. Berger stated that although he is not a mechanic, he suspects that the two services would be separated.

Mr. Floyd Smith, Compton, CA addressed the Planning Commission and public regarding this Conditional Use Permit. Mr. Smith stated that he opposed to the Conditional Use Permit because the Applicant's aren't the true owners of the property in which they are requesting the Permit. Mr. Smith stated that this land is owned by a community of people that represent a water system district.

Commissioner Green-Wright advised Mr. Smith that the Planning Commission's sphere of influence in this matter is to approve or deny the requested Conditional Use Permit. Commissioner Green-Wright stated that the Planning Commission is not authorized to handle matters of land ownership. Commissioner Green-Wright advised Mr. Smith to speak to staff and inquire if they may provide him any assistance.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission closed the Public Hearing for Conditional Use Permit Case No. 2763.

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

Commissioner Horton-Pope asked if she could address Mr. Smith regarding additional questions she had regarding his issues about the water district and land ownership.

Anita Aviles, City Attorney's Office, stated that the issues Mr. Smith has raised are ones the Planning Commission can't assist him with. Attorney Aviles stated that Mr. Smith should probably raise his concerns in a civil court system, which deals with matters of land ownership/water rights.

Commissioner Hays asked Attorney Aviles if she could reiterate the Planning Commission's responsibility in this matter prior to the vote to approve or deny this Conditional Use Permit.

Attorney Aviles stated to the Planning Commissioner's that if Mr. Smith is entitled to this land it is an issue that needs to be heard in civil court. Ms. Aviles stated that the Planning Commission can only vote on zoning matters and what is before them tonight; Conditional Use Permit Case No. 2763.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved Conditional Use Permit Case No. 2763 by the following vote:

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

D. Conditional Use Permit Case No. 2764 – A request of Verizon Wireless to construct a wireless tower within an enclosed church steeple at a maximum height of 55-ft 6-in and the

installation of the related equipment at 2354 N. Wilmington Ave., Compton, in the Limited Commercial zone.

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission opened the Public Hearing for Conditional Use Permit Case No. 2764.

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

Troy Gunter, Assistant Planner, addressed the Commission and public regarding this Planning Commission case. Mr. Gunter presented the Staff Report for this project with all relevant information and photographs. Mr. Gunter stated that the property zoning is (CL) Limited Commercial, and the General Plan designation for this property is mixed use. Mr. Gunter presented the project's proposed site plans, and noted where the electrical equipment and trash enclosures would be located. Mr. Gunter stated that the project is a wireless facility including enclosed panel antennas and electrical panels. Mr. Gunter stated that none of the antennas will be visible to the public. Mr. Gunter read a list of modifications to specified conditions the Applicant wishes the Planning Commission to consider as follows: 1) **Condition #5** – Please change “prior to installation” to “prior to operation”. This request is due to the antennas being installed within the steeple, the screening must be installed after the antennas. The antennas may be exposed during construction but will be fully screened prior to operation. 2) **Condition #8** – Verizon Wireless will be a tenant on the property and will secure a lease with the ground owner. This lease is a private document between two private parties. The terms of the agreement are not for public information. 3) **Condition #14** – Verizon Wireless will submit the manufacturer's specifications regarding noise with the plan check submittal. The project will meet the UBC standard for noise at the property line. Mr. Gunter stated that staff recommends that the Planning Commission approve Conditional Use Permit No. 2764 subject to the findings and conditions as modified in the Staff Report.

Commissioner Gardner asked if the ancillary equipment will be housed in the same enclosure as the antennas.

Mr. Gunter answered affirmatively.

Commissioner Green-Wright asked Mr. Gunter to clarify how the antennas will be concealed.

Mr. Gunter stated that the entire wireless facility will be totally enclosed in the church steeple and commuters would not even notice the antennas mounted at the site.

Commissioner Hays asked Mr. Gunter to staff to explain Condition #13 – Noise Ordinance condition.

Mr. Gunter stated that a Noise Ordinance report would be filed every five (5) years to the City of Compton. Mr. Gunter stated that due to modifications and upgrades, the City requires this report to ensure compliance.

Attorney Aviles stated that all wireless facilities are heavily regulated by the federal government. Attorney Aviles stated that the facility must comply with the Federal Communication Commission

noise regulations. Attorney Aviles stated that this body would not need to consider this in their recommendation for approval/denial of the Conditional Use Permit. Attorney Aviles stated that the Planning Commission is limited to approve items that are in their purview, zoning standards.

Commissioner Horton-Pope asked Mr. Gunter the reason the wireless equipment is being installed at a church, because that is not a usual location for the placement of wireless sites.

Mr. Kazner, Representative for Verizon Wireless, addressed the Planning Commission and public regarding this Conditional Use Permit. Mr. Kazner stated that the wireless facility antennas are being placed there because of the height of the church steeple keeps the signal from being blocked.

Commissioner Hays asked the Applicant if there were any other Verizon wireless facilities in the area.

Mr. Kazner stated that he is unsure of all the different sites located in the City, but the reason the proposed site is selected, is because there is a lack of wireless antennas in the vicinity.

Commissioner Green-Wright asked the Applicant if she could inquire about lease between the church and Verizon.

Mr. Kazner stated that he is unable to state the exact considerations of the lease contract.

Commissioner Horton-Pope asked are the wireless facilities always built outside, is it possible to have the facilities inside a building.

Mr. Kazner stated that outside locations gives better reception and no blockage of signal.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission closed the Public Hearing for Conditional Use Permit Case No. 2763.

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

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved the Conditional Use Permit Case No. 2763 by the following vote:

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

5) NEW BUSINESS:

Steven Masura, Director of Community Development, reminded the Commission that the Bicycle Master Plan is underway. Mr. Masura stated that there is an on-line survey on the City's website and there is a workshop for this project scheduled to be held on April 8, 2015.

Commissioner Atkinson stated that once the Bicycle Master Plan is developed, the City can organize a bicycle club for the residents.

Steven Masura, Director of Community Development, stated that Metropolitan Water District is scheduling a tour of the Central Basin on March 18, 2015 if the Commission is interested in attending. Mr. Masura stated that there is a Commissioners training to be held at the Dollarhide Senior Citizen Center at 6:00 p.m. Mr. Masura stated that the training will include meeting protocol, general policies and the Brown Act.

Commissioner Green-Wright elaborated on the Commissioner training stating that it will be hosted by the City's Oversight Commission and will be held from 6:00 p.m. to 8:00 p.m. Commissioner Green-Wright stated that she hoped the training included the ethics component which is required for Commissioners every 2 years.

Commissioner Hays commented that the League of California Cities as well as the Southern California Association of Governments both conducts ethics training for public officers.

6) OLD BUSINESS:

Commissioner Green-Wright spoke on the tours to Foster Farms Company and Beauchamp Distributing. Commissioner Green-Wright stated that the tours were very informative and looks forward to future tours.

Commissioner Gardner asked if the Commission can request a tour of the Ralph's Grocery warehouse.

7) COMMISSION COMMENTS:

Commissioner Green-Wright spoke on the upcoming American Planning Association Conference in Seattle, Washington April 19, 2015.

Commissioner Atkinson stated that she would like to revisit the Alloy Company, who was recently in the renovation process to enlarge the warehouse.

Commissioner Gardner thanked the Planning staff for coordinating the details of the California League of Cities workshop. Commissioner Gardner shared the importance of the Compton Planning Commission to be present at events such as these.

Commission Green-Wright stated that she asked the previous City Manager if the Planning Commission could host a meet and greet with neighboring Planning Commissions.

Commissioner Atkinson asked Mr. Masura about the Crystal park Hotel renovations.

Steven Masura, Community Development Director, stated that an update will soon be presented to the City Council on the renovation progress and he will convey the information to the Planning Commissioners.

Commission Green-Wright stated that there is a Candidate Forum for City Council Districts 1 and 4 that will be held at the Dollarhide Senior Citizen following day.

Commissioner Horton Pope wanted to commend Steven Masura, Community Development Director, on a job well done.

Commissioner Hays asked Mr. Masura to investigate the maintenance of the Successor Agency's properties, the properties are very untidy.

Steven Masura, Community Development Director, stated that he would investigate the matter and return with an answer for the Commission.

Commissioner Hays stated that he heard something disturbing at one of the Council meeting whereby it was said that the Commissioners serve at the pleasure of the City Council members. Commissioner Hays stated that the Planning Commission is named as a definite committee to be formed in the City Charter and services all districts of the City. Commissioner Hays sent a letter to Council members discussing this misconception.

Commissioner Gardner stated that she once again recognized that the monthly reports are included in Planning Commission packages, and appreciates staffs efforts to keep them informed.

8) AUDIENCE COMMENTS:

None

On a motion by Commissioner Hays, seconded by Commissioner Atkinson the Planning Commission adjourned the meeting of March 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**