

requesting; uncovered parking, no guest parking and the reduction of the minimum square footage of the apartment units. Mr. Delgadillo stated that the proposed 36 (16 two-bedroom and 20 one-bedroom) unit project will share common walkways and driveways with Meta Housing Phase I. Mr. Delgadillo explained each application request in detail. Mr. Delgadillo stated that the proposed development will be consistent in aesthetics with the existing Meta Housing – Metro Senior Apartments in terms of color, fencing, landscaping and construction. Mr. Delgadillo gave a detailed description of the proposed development; color schemes, landscaping, planters and inside and outside amenities. Mr. Delgadillo stated that in conclusion, staff recommends approval of General Plan Amendment No. 2014-01, Change of Zone No. 2014-01, Conditional Use Permit No. 2756 with Density Bonus, Variance No. 2757 and Mitigated Negative Declaration No. 936.

Commissioner Atkinson asked Mr. Delgadillo when the project is expected to be completed, and what the rental price ranges would be.

Mr. Delgadillo stated that the Applicant would be able to answer when the construction will begin on this project, and the proposed rentals would range from approximately \$458 to \$917 per month rent.

Commissioner Green-Wright stated that because of the lack of guest parking, there will be an issue with parking. Commissioner Green-Wright stated that the surrounding public streets are already heavily utilized.

Commissioner Hays stated that even though the concessions are understandable, was any thought given to a reciprocal parking agreement with the surrounding businesses.

Robert Delgadillo, Planning Manager, stated that consideration was given to the possibility for offsite guest parking, but code demands that it must be on the same block as the facility, and the entire block will consist of Meta Housing Phase I and II.

Commissioner Atkinson stated the apartments would be rented to senior citizen age 55 years and above and their companion. Commissioner Atkinson asked if the senior citizen has a physically challenged child, under the age of 55 years would they be allowed to live with the senior parent.

Commissioner Gardner asked if there is an age limit for companions/caregivers. Commissioner Gardner stated that in the Staff Report it states the “Affordability Covenant” states 55 years, should this number be 30 years instead. Commissioner Gardner also asked if there will be on-site senior services and programs.

Robert Delgadillo, Planning Manager, stated that the correct number is 30 years. Mr. Delgadillo stated that he would allow the Applicant to respond to the question regarding senior services.

Commissioner Horton Pope asked if the tenants would have one parking space per apartment unit.

Robert Delgadillo, Planning Manager, responded affirmatively.

Tim Soule, Project Manager, Meta Housing Phase I and II. Mr. Soule stated that this portion of the project, 30% of the units would be low income units and the total project will meet the affordable

living criteria. Mr. Soule told the Planning Commissioners to drive by the Phase I Metro Senior Housing project and they will note that currently only 20% of the parking there is being used. Mr. Soule stated that the housing project will be near metro transportation, post office, senior center and stores.

Commissioner Green-Wright asked how many ADA (Americans with Disabilities Act) parking spaces will be available, and if the units are for Compton residents only.

Tim Soule, Project Manager, Meta Housing Phase I Metro Senior Apartments will have two ADA parking spaces, and the apartments are not restricted to Compton residents only per law.

Commissioner Horton-Pope asked if there is a certain FICO score that is needed and if there will be a security deposit required.

Tim Soule, Project Manager, Meta Housing Phase I Metro Senior Apartments will not necessarily consider FICO scores, but there is a move-in security deposit.

Commissioner Hays asked if they are in compliance with the Subsidized Housing requirements.

Tim Soule, Project Manager, responded affirmatively. Mr. Soule stated that a disabled child is allowed as a companion with the 55 year and older senior resident.

Commissioner Green-Wright asked who would be responsible to regulate rules at the apartment complex.

Tim Soule, Project Manager, stated that the Apartment Manager would be responsible to ensure apartment rule compliance.

Commissioner Gardner asked the Applicant if there will be senior services at the apartment complex.

Tim Soule, Project Manager, stated that in addition to the Dollarhide Senior Center across the street, there are activities at the Senior Apartment complex as well; birthday celebrations, exercise programs, art and computer programs, and once established there will be a growing garden with a garden club. Mr. Soule stated that the Planning Commission is welcome to a tour at their convenience.

Commissioner Gardner asked the Applicant how parking spaces would be delineated to ensure guests do not park in the residents parking spaces.

Tim Soule, Project Manager, stated that the residents would be responsible for compliance and if there is a problem then the Apartment Manager will be informed and enforce the parking rules.

Commissioner Atkinson asked if there will be any bicycle racks at the apartment complex.

Tim Soule, Project Manager, answered that there are currently no bicycle racks, but if the need arises they will definitely add that to the project amenities.

Barbara Calhoun, resident, addressed the Planning Commission asked about the ADA parking spaces available. Ms. Calhoun stated that the parking requirement was taken from 63 to 36 parking spaces, would it be so difficult to add more ADA parking spaces. Ms. Calhoun stated that she was confused because she pointed out that in two slides in the footer of the power point presentations it states Brickyard Commerce Center not Meta Housing. Ms. Calhoun asked is this an error? Ms. Calhoun asked if there is guest parking at the senior center, will there be a gate that may be closed on the weekends. Ms. Calhoun also spoke about the side of the apartments that face Arbutus Street and the auto repair shop, will consideration be given in the new Meta Housing Phase II project to incorporate shading or another form of concealment for the balcony residents. Ms. Calhoun asked if there could be some sort of cover for the residents from the parking lot to the apartments, since there will be no covered parking. Ms. Calhoun asked about the current zoning and if changing the zoning will affect surrounding businesses?

Robert Delgadillo, Planning Manager, stated that the zoning will change from light industrial to multi-residential. Mr. Delgadillo stated that the zoning change will only be for the property at the Meta Housing Phase II Metro Senior Apartments.

Tim Soule, Project Manager, thanked Ms. Calhoun for her detailed review of the project. Mr. Soule stated that it will make the project even better. Mr. Soule stated that the first floor units have a fenced barrier for the patio area, but the other floors do not. Mr. Soule stated that to keep the project costs down, the covered parking was not used. Mr. Soule stated that the project will be water wise with high efficient sprinklers and drought tolerant plants.

Barbara Calhoun, resident, (not at microphone) inaudible.

Commissioner Green-Wright asked if the utilities are paid for the residents.

Tim Soule, Project Manager, stated that the residents pay their utilities.

Commissioner Hays asked if the water ratio is exceeded by residents, if fined, will the residents pay this cost.

Tim Soule, Project Manager, answered negatively.

Commissioner Gardner asked if solar panels will be proposed for the new Meta Phase II units.

Tim Soule, Project Manager, stated that there are no solar panels proposed for this Phase.

E. Johnson, resident, asked if there would be on-site security. Mr. Johnson stated in regard to the cost savings the solar panels and artificial turf should be considered and they are cost savers.

Tim Soule, not at microphone, answer is inaudible.

Commissioner Atkinson asked about the key cards for the resident entry to the facility, how many key cards will be given to each resident, and will a fine be applied if a resident should lose their key.

Tim Soule, not at microphone, answer is inaudible

On a motion by Commissioner Hays, seconded by Commissioner Atkinson the public hearing was closed.

AYES: Commissioner Juanita Green-Wright
Commissioner Elizabeth Atkinson
Commissioner James Hays, Jr.
Commissioner Kinikia Gardner
Commissioner LeMeika Horton-Pope

On a motion by Commissioner Horton-Pope, seconded by Commissioner Atkinson, the Planning Commission approved and recommended to City Council the Mitigated Negative Declaration 936, Conditional Use Permit No. 2756 with Density Bonus/Variance No. 2757, Change of Zone 2014-01 and General Plan Amendment No 2014-01.

AYES: Commissioner Juanita Green-Wright
Commissioner Elizabeth Atkinson
Commissioner Kinikia Gardner
Commissioner LeMeika Horton-Pope
NOES: Commissioner James Hays, Jr.

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 the 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.

Steven Masura, Community Development Director, addressed the Planning Commission and stated that staff would like to continue this item to the June 10, 2015 Planning Commission meeting.

On a motion by Commissioner Gardner, seconded by Commissioner Atkinson, the Planning Commission continued Conditional Use Permit Case No. 2714A/Variance Case No. 2715A to the June 10, 2015 Planning Commission meeting.

AYES: Commissioner Juanita Green-Wright
Commissioner James Hays, Jr.
Commissioner Elizabeth Atkinson
Commissioner Kinikia Gardner
Commissioner LeMeika Horton-Pope

4) NEW BUSINESS

None.

5) OLD BUSINESS:

- A.** Adoption of Planning Commission resolution recommending approval of Bicycle Master Plan.

Steven Masura, Community Development Director, addressed the Planning Commission and stated that the Planning Commission was presented a draft Bicycle Master Plan in their previous meeting. Mr. Masura stated that the Bicycle Master Plan they have today is inclusive of all recommendations, changes and corrections.

Commissioner Horton-Pope asked Mr. Masura if he could review all the changes that were made since the Commission received the draft copy of the Bicycle Master Plan.

Steven Masura, Community Development Director, addressed the Planning Commission, reviewing the finalized Bicycle Master Plan document, discussing and explaining all changes made to the draft Bicycle Master Plan. Mr. Masura stated that the Plan includes suggestions made by the public and Commission.

Commissioner Green-Wright asked if the bicycle maintenance station was discussed at the last meeting.

Mr. Masura stated that the feature has now been added as a new amenity to the Bicycle Master Plan.

Commissioner Green-Wright asked if a decision was made as to what type of bicycle racks would be used for the City.

Mr. Masura stated that the final decision has not been made, although there are samples of various types of bicycle racks shown in the document.

Commissioner Hays stated that the Parks and Recreation Department would be an excellent resource to advise the City on the types of bicycle racks needed.

Commissioner Gardner thanked staff for the details present in the City's Bicycle Master Plan.

Mr. Johnson, resident, stated that the material presented to the public tonight was excellent.

On a motion by Commission Hays, seconded by Commissioner Atkinson the Planning Commission approved and recommended the Bicycle Master Plan for City Council consideration.

AYES: Commissioner Juanita Green-Wright
 Commissioner James Hays, Jr.
 Commissioner Elizabeth Atkinson
 Commissioner Kinikia Gardner

Commissioner LeMeika Horton-Pope

6) DIRECTOR/STAFF UPDATE:

None.

7) COMMISSIONERS COMMENTS:

Commissioner Atkinson commented on the closing of the Ralph's Grocery Store in July, 2015.

Commissioner Gardner stated that there is need for weed abatement on Rosecrans/Burriss and the vacant lot across the street also, at the Shell Station and Rosecrans Avenue; the owners have not been maintaining the property.

Commissioner Atkinson comment inaudible.

Robert Delgadillo, Planning Manager, discussed the color ordinance for City businesses; there is no color ordinance for residential. Mr. Delgadillo stated that if the Planning Commission wishes staff to bring this matter to the attention of the City Manager, they can vote to do so.

Commissioner Hays stated that his concern is that the City is negligent in the maintenance of its own property.

Commissioner Green-Wright asked about the requested tours of Sierra Cheese Company, Ralph's Warehouse.

Steve Masura, Community Development Director, stated that the companies have been notified that the Planning Commission desires to tour their facilities, but no dates as of yet.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission adjourned the special meeting held on May 27, 2015.

AYES: Commissioner Juanita Green-Wright
Commissioner James Hays, Jr.
Commissioner Elizabeth Atkinson
Commissioner Kinikia Gardner
Commissioner LeMeika Horton-Pope

8) AUDIENCE COMMENTS:

None.

**STEVEN MASURA, COMMUNITY DEVELOPMENT
DIRECTOR**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**