

4) PUBLIC HEARING ITEM(S):

- A. VARIANCE CASE NO. 2771** – A request to construct a driveway for a proposed two-car garage without the minimum backup distance of 25 feet for the property located at 1403 W. 155th St., Compton and is zoned Low Density Residential (R-L).

Mr. Troy Gunter, Planner, addressed the Planning Commission and public audience regarding this Variance. Mr. Gunter presented all relative graphs, diagrams and information on this project. Mr. Gunter explained the relative conditions for this variance.

The following members of the audience signed up to address Staff and the Planning Commission regarding this item:

- Barbara Calhoun, Resident

On a motion by Commissioner Hays, seconded by Commissioner Gardner, the Planning Commission approved Variance Case No. 2771 by the following vote:

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

- 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 increased 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.

Jessica Larkin, Associate Planner, addressed the Planning Commission and public audience regarding this project. Ms. Larkin stated that it is the request of John and Grace Park to modify Conditional Use Permit (CUP) Case No. 2714 and Variance (VAR) Case No. 2715 approved back in 2012 to 1) eliminate the multi-purpose use concept and retain two (2) banquet hall rooms located on the second floor, 2) expand the total banquet hall square footage area from 2,678 square feet to 6,576 square feet and 3) reapply the parking variance to the expanded banquet hall area.

Jessica Larkin, Associate Planner, stated that the property is located at 2201 N. Long Beach Blvd., Compton. The indoor swap meet is located on the west side of Long Beach Blvd between Orchard Avenue and Stockton Street. The site is developed with a 36,220 square foot 2-story commercial building that is currently used as indoor swap-meet with a 23 space parking lot at the rear of the building. There are two additional parking lots located off-site. There’s a 28,851 square foot parking lot with 78 spaces located on the southwest corner of Stockton Street and Long Beach Boulevard and a

14,400 square foot parking lot with 39 spaces located approximately 125 feet north of Orchard Street on the west side of Long Beach Blvd.

Jessica Larkin, Associate Planner, discussed the following conditions:

- The hours of operation for both the indoor swap-meet and banquet rooms will remain the same, as approved in 2012, to facilitate with the shared parking plan. The indoor swap meet operates from 8:00 a.m. to 7:00 p.m. daily and the banquet rooms would operate from 7:00 p.m. to 1:00 a.m. daily.
- Renters of the banquet rooms are responsible for providing their own catering services and music should it be desired.
- The previously approved parking variance which created a shared parking plan in 2012 must also be modified to account for the new expanded banquet hall squared footage. The parking required by both banquet rooms is 132 parking stalls and a total of 140 parking stalls are provided within 3 parking lots.
- Staff does not foresee any negative land use impacts resulting from 1) eliminating the multipurpose concept and retaining two (2) banquet hall rooms 2) expanding the total square footage area, located on the 2nd floor, designated for banquet rooms from 2,678 square feet to 6,576 square feet and 3) reapplying the parking variance to the expanded banquet room floor space with the implementation of the conditions of approval.
- Staff has carried-over the same 5 conditions of approval (nos. 7-11) into this project, as requested by Planning Commission for the previous banquet hall approved on Bullis Rd.

Jessica Larkin, Associate Planner stated that Staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2714A and Variance Case No. 2715A subject to the findings and conditions of approval contained in the staff report.

The following members of the audience signed up to address Staff and the Planning Commission regarding this item:

- Barbara Calhoun, Resident
- John Fluker, Applicant Representative

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved Conditional Use Permit Case No. 2714A, Variance Case No. 2715A by the following vote:

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

- c. **CONDITIONAL USE PERMIT CASE NO. 2706A/VARIANCE CASE NO. 2727A/MITIGATED NEGATIVE DECLARATION NO. 929A** – A request of Bruce Iversen to modify a previously approved project by deleting two (2) fee-related conditions of approval from Planning Commission Resolution No. 3924 adopted on

September 11, 2013 which allowed the establishment of a wood and metal wholesale recycling facility and a public CRV buyback center with less parking than required by Code on the property located at 439 E. Carlin St., Compton.

Jessica Larkin, Associate Planner, addressed the Planning Commission and public audience regarding Conditional Use Permit Case No. 2706A. Ms. Larkin expressed that the property owners wish to modify a previously approved project by deleting two (2) fee-related conditions of approval from Planning Commission Resolution No. 3924 adopted on September 11, 2013. Resolution No. 3924 approved the establishment of a wood and metal wholesale recycling facility and a public CRV buyback center with less parking than required by Code with 45 conditions of approval.

Jessica Larkin, Associate Planner stated that Condition No. 2 imposed a \$2.00 fee on every ton of waste material brought on site and Condition No. 3 imposed a .10¢ fee on every ton of waste material brought on site to be used specifically for street repairs. According to the applicant, the imposition of these two (2) fee-related conditions of approval puts his business at a severe competitive disadvantage.

Jessica Larkin, Associate Planner stated that these two conditions of approval were imposed on this project per the City Manager in office at that time. It was an attempt by the City at imposing mitigating fees to a project, as there were no impact fees adopted at that time. The fees imposed on this project were based on similar fees imposed on another project (negotiated) and applied to this project.

Jessica Larkin, Associate Planner stated that on June 23, 2015, the City approved and adopted a new Development Impact Fee ordinance which was based on a comprehensive analysis for capital needs new development places on the City. Staff is supportive of the applicant's request to delete the two (2) fee-related conditions of approval since Mr. Iversen's project and similar projects would not be subject to impact fees since the ordinance only applies to new development and therefore warrants the removal of fee-related conditions of approval 2 and 3.

Jessica Larkin, Associate Planner stated that the removal of these two (2) conditions does not change/modify the scope of the project approved in 2013. The original findings will remain intact. All remaining 43 conditions of approvals will be left intact. Please note that the following condition approval, **That Planning Commission Resolution No. 3955 shall supersede Planning Commission Resolution No. 3924 for the Conditional Use Permit component only**, is being added to maintain a clear and accurate administrative record.

Jessica Larkin, Associate Planner stated that Staff recommends that the Planning Commission delete conditions 2 and 3 and adopt Planning Commission Resolution No. 3955.

The following members of the audience signed up to address Staff and the Planning Commission regarding this item:

- Barbara Calhoun, Resident
- Bruce Iverson, Applicant

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved Conditional Use Permit Case No. 2727A, Mitigated Negative Declaration No. 929A by the following vote:

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

- D. **VARIANCE CASE NO. 2767** – A request Rancho Tech Center for a parking variance to establish a shared parking plan and exceed the maximum allowed percentage of compact parking by 7% at 855 W. Victoria St., Compton in the Heavy Manufacturing (M-H) zone.

Troy Gunter, Planner, addressed the Planning Commission and public audience regarding this Variance. Mr. Gunter presented all relative graphs, diagrams and information on this project.

Mr. Gunter entered the following modifications for the Conditions of Approval:

- Applicant's name is Rancho Dominguez Equity, LLC dba Rancho Tach center, address of applicant is P.O. Box 74818, Los Angeles, CA 90004.
- The street address for the Parking Variance is 801, 855, 901 West Victoria Street, Compton CA 90220
- Handicap Parking stalls shall if feasible be located next to the buildings.

On a motion by Commissioner Horton-Pope, seconded by Commissioner Atkinson, the Planning Commission approved Variance Case No. 2767 by the following vote:

The following members of the audience signed up to address Staff and the Planning Commission regarding this item:

- Barbara Calhoun, Resident
- Joseph M. Ebin, Applicant

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

- E. **CONDITIONAL USE PERMIT CASE NO. 2769** – A request of Austin Ouwualu to establish a cultural center/banquet hall at 801 W. Victoria St., #G Compton in the Heavy Manufacturing (M-H) zone.

Troy Gunter, Planner, addressed the Planning Commission and public audience regarding this Conditional Use Permit. Mr. Gunter presented all relative graphs, diagrams and information on this project.

Mr. Gunter entered the following modifications for the Conditions of Approval:

- Friday, Saturday, and Sunday weekend operating hours are extended to a closing time of 2:00 a.m. and Saturday and Sunday opening hours are 9:00 a.m.
- There will be a properly permitted stage and there may be dressing rooms.
- Alcohol will not be sold without ABC and City approval; however, alcohol may be served at these functions at no charge without any required ABC permitting.
- There will be a food warming and serving area, but there will be no full kitchen without further permitting and approvals from the Department of Building and Safety.

The following members of the audience signed up to address Staff and the Planning Commission regarding this item:

- Barbara Calhoun, Resident
- Joseph M. Ebin, Audience
- Victoria Ouualu (sp), Audience
- Austin Ouualu (sp), Applicant

On a motion by Commissioner Atkinson with amended conditions of approval, seconded by Commissioner Horton-Pope, the Planning Commission approved with modified conditions the Variance Case No. 2769 by the following vote:

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

- F. CONDITIONAL USE PERMIT CASE NO. 2770** – A request of Ade Osibamiro to establish a church at 855 W. Victoria St., #G Compton in the Heavy Manufacturing (M-H) zone.

Troy Gunter, Planner, addressed the Planning Commission and public audience regarding this Conditional Use Permit. Mr. Gunter presented all relative graphs, diagrams and information on this project.

Mr. Gunter entered the following modifications for the Conditions of Approval:

- The exact seating arrangements will be approved by Departments of Building and Safety and Fire.
- Ancillary activities (administration, bible study, fund raisers, public service endeavors, etc.) shall be permitted in the evenings and on weekends.
- If the church is closed, landlord/owner of the facility shall have 24 months to replace tenant with another tenant requiring similar assembly use such as a church with operating hours restricted as noted herein.

The following members of the audience signed up to address Staff and the Planning Commission regarding this item:

- Barbara Calhoun, Resident
- Joseph M. Ebin, Applicant Representative

On a motion by Commissioner Hays with modified conditions of approval, seconded by Commissioner Atkinson, the Planning Commission approved the Conditional Use Permit Case No. 2770 by the following vote:

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

- G. CONDITIONAL USE PERMIT CASE NO. 2746** – A request of the Green Olive Restaurant for onsite sales of beer & wine (type 41 license) an accessory use to an existing restaurant at 855 W. Victoria St., #E2 Compton in the Heavy Manufacturing (M-H) zone.

Troy Gunter, Planner, addressed the Planning Commission and public audience regarding this Conditional Use Permit. Mr. Gunter presented all relative graphs, diagrams and information on this project.

Mr. Gunter entered the following modifications for the Conditions of Approval:

- Applicant's name is Emad Wahba, dba Green Olive Enterprise, LLC.
- Condition #13 shall include a period of 24 consecutive months.

The following audience members signed up to address Staff and the Planning Commission regarding this item:

- Barbara Calhoun, Resident
- Kevin Franklin, Consultant for Applicant
- Emad Wahba

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved the Conditional Use Permit Case No. 2746 by the following vote:

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

5) **NEW BUSINESS**

None

6) **OLD BUSINESS:**

None

7) **DIRECTOR/STAFF UPDATE:**

None

8) **COMMISSIONERS COMMENTS:**

None

9) **AUDIENCE COMMENTS:**

None

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission adjourned the meeting of July 8, 2015 by the following vote:

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

**STEVEN MASURA, COMMUNITY DEVELOPMENT
DIRECTOR**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**