



## PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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**PLANNING COMMISSION MINUTES  
WEDNESDAY, JUNE 14, 2017  
7:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
205 SOUTH WILLOWBROOK AVENUE**

1) **PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Commissioner Gardner.

2) **ROLL CALL**

Commissioners Present:	Juanita Green-Wright Elizabeth Atkinson Kinikia Gardner
Commissioners Absent:	LeMeika Horton-Pope
Staff Representatives Present:	Robert Delgadillo, Planning Director Jessica Larkin, Planner Troy Gunter, Planner Merle Greene, City Attorney's Office

3) **APPROVAL OF MINUTES** – February 8, 2017

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission approved the minutes for February 8, 2017 by the following vote:

AYES:	Commissioner Juanita Green-Wright Commissioner Atkinson Commissioner Gardner
ABSENT:	Commissioner Horton-Pope

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission opened the Public Hearing by the following vote:

AYES:	Commissioner Juanita Green-Wright Commissioner Atkinson Commissioner Gardner
ABSENT:	Commissioner Horton-Pope

4) **PUBLIC HEARING ITEM:**

- A. Conditional Use Permit Case No. 2778** – A request of Joanna Ramirez to sell on-site beer and wine (type 41 alcohol license), an accessory use to an existing restaurant located at 627 W. Rosecrans Ave. in Compton, in the Commercial Manufacturing (CM) zone.

Jessica Larkin, Associate Planner, addressed the Planning Commission regarding Public Hearing Conditional Use Permit Case No. 2778, a request of Joanna Ramirez to sell on-site beer and wine (type 41 alcohol license), an accessory use to an existing restaurant located at 627 W. Rosecrans Avenue, Compton, in the Commercial Manufacturing (CM) zone.

Jessica Larkin, Associate Planner, addressed the Planning Commission and presented information relative to the project specifications. Ms. Larkin presented information which included the general plan designation, zoning designation, and site plan. Ms. Larkin further discussed the proposed new lighting plan and parking plan for this project. Ms. Larkin stated that the Applicant has offered to hire security and will require two (2) security officers to be present at the restaurant at the time of alcohol sales.

Jessica Larkin, Associate Planner, addressed the Commission stated that the State of California Alcohol Beverage Control Center regulations allow five such alcohol permits in the in the area in which the restaurant is located, and at this time there are no permits currently in use. Ms. Larkin addressed the Commission and stated that the request complies with the City of Compton Municipal Code alcohol beverage policy.

Jessica Larkin, Associate Planner, addressed the Commission and stated that this request is intended as an accessory use to the seafood restaurant, and will not cause over saturation of this type of alcohol usage. Ms. Larkin stated that the request made by the Applicant is in compliance with the City of Compton Municipal Code.

Jessica Larkin, Associate Planner, stated that there were no objections from any city department or from notices mailed to the public. Ms. Larkin stated that staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2778.

Commissioner Gardner asked staff if the signage currently at the restaurant was permitted signage. Jessica Larkin, Associate Planner, stated that the signage is fine, although there is a transparent signage covering on the windows that is not up to code and will have to be removed. Commissioner Gardner asked staff if there is a rear door of the restaurant abutting the surrounding residential area. Ms. Larkin stated that there is no exterior door abutting the residential area, there are just two side doors going from the restaurant out into the parking lot. Commissioner Gardner asked staff if the City has tools/regulations for checking identification for alcohol consumption. Robert Delgadillo, Interim Planning/Economic Development Director, stated that the Applicant/restaurant will probably use the State of California "We Card" system to check identification of those ordering alcohol.

Commissioner Atkinson asked staff if there would be signs at the restaurant advertising the sale of alcohol. Jessica Larkin, Associate Planner, stated that there will not be signs advertising the sale of alcohol.

Applicant, Lee Raven, CLR Enterprises, Inc addressed the Planning Commission and stated that he included a letter in the Planning Commission package that outlines the request of this project. Mr. Raven stated that all the service and wait staff will be trained by the Alcohol Beverage Control Office on how and who to serve alcoholic beverages to. Mr. Raven stated that the intent of this restaurant is to have the alcohol sales as an accessory use of the restaurant, not as a night club or bar. Mr. Raven stated that there will be no "happy hour" or reduced priced alcohol drinks. Mr. Raven stated that the Applicant will self impose a standard of having two (2) licensed security guards present at the restaurant to ensure no negative impact to the community.

Commissioner Atkinson addressed the Applicant and asked if there was a bar at the restaurant. Mr. Raven responded that there is a counter at the restaurant, but no bar and alcohol sales will be served with the meals as ordered.

Commissioner Green-Wright addressed the Applicant and asked that if security officers will be present only on weekends and asked about other days of the week and holidays. Mr. Raven responded that this is a family restaurant and if there is a special occasion whereby there may be many patrons consuming alcohol the restaurant will make certain their patrons are protected and will make sure security is available when needed. Commissioner Green-Wright asked the Applicant if they will be adding more parking spaces. Mr. Raven responded that there is no increase in the parking spaces.

Barbara Calhoun, resident, addressed the Planning Commission and asked where the door is for employees to exit in case of an emergency. Mr. Raven stated that the employees would exit out the three doors leading to Rosecrans Avenue. Jessica Larkin, Associate Planner, presented a slide demonstrating the exit doors. Ms. Calhoun stated that we need to be very careful when it comes to alcohol sales because of public safety.

***Commissioner Horton-Pope arrived at the Planning Commission meeting.***

Jose and Maria Jueves, residents, addressed the Planning Commission (Maria Jueves translated for Mr. Jueves). Ms. Jueves stated that there are not against the alcohol sales but he is more concerned about the sale of alcohol with the marijuana dispensaries around the area.

Ms. Moore, resident, stated that she lives directly behind the restaurant, she is a student, and is against the approval of this proposed request. Ms. Moore stated that since the restaurant opened in 2014, there has been excessive noise with live bands/music. Ms. Moore stated that she complained about the noise for a year, and she feels the noise will increase once again.

June 14, 2017

Page 4 of 10

Ms. Francisca, resident, addressed the Planning Commission and stated (*with translation*) that she is against the proposed request for the restaurant to add alcohol sales.

Maricela Gerard, resident, addressed the Planning Commission and stated that she is against the alcohol sales being permitted at the restaurant because three people have been killed in the area, and drivers do not respect speed limits in the area. Ms. Gerard stated that she believes the alcohol use will increase violence and further problems for youth and adults.

Jose Mendoza, resident, addressed the Planning Commission and stated that the restaurant previously had a habit of loud music till eleven o'clock in the evening and he is against the approval of this alcohol license permit.

Rosalia Aguilar, resident, stated that she is here because she is against the alcohol license. Ms. Aguilar stated that she is against the sale of alcohol because of the already loud music the restaurant brings and allowing the business to sell alcohol will not benefit the community.

Maria Gomez, resident, is against the alcohol license being approved and she states that she feels there will be a safety issue.

Anabella Batista, resident, stated that she wanted to thank the Commission for giving the residents the opportunity to speak regarding this issue. Ms. Batista stated that she is concerned with the crime in the area and she does not see the benefit to the community if approval of this alcohol is permitted.

Ms. Lynn Boone, resident, stated that the restaurant opened its doors to activists for community meetings. Ms. Boone stated that she is in favor of this restaurant receiving the alcohol permit. Ms. Boone stated that it is the only family sit down restaurant in the first district, and this needs to be taken into consideration.

Commissioner Gardner asked if the Applicant can come forward and discuss the complaints of loud music stated by attendees. Mr. Raven stated that they allowed the live bands to attract patronage but they no longer have the live music at the restaurant.

Ms. Aguilar stated that the restaurant also does outdoor cooking. Mr. Raven stated that there is an outdoor grill at the restaurant which is used on some weekends. Mr. Raven stated that the State Health department is aware of the grill. Robert Delgadillo, Interim Planning Director, stated that according to the City of Compton Municipal Code outdoor cooking is prohibited.

On a motion by Commissioner Atkinson, seconded Commissioner Gardner the Planning Commission closed the Public Hearing by the following vote:

AYES:            Commissioner Juanita Green-Wright  
                      Commissioner Atkinson  
                      Commissioner Horton-Pope

Commissioner Gardner

On a motion by Commissioner Horton-Pope, seconded by Commission Atkinson, the Planning Commission **denied** Conditional Use Permit Case No. 2778 – A request of Joanna Ramirez to sell on-site beer and wine (type 41 alcohol license), an accessory use to an existing restaurant located at 627 W. Rosecrans Ave. in Compton, in the Commercial Manufacturing (CM) zone.

AYES: Commissioner Juanita Green-Wright  
Commissioner Atkinson  
Commissioner Horton-Pope  
Commissioner Gardner

Commissioner Green-Wright informed the Applicant that the request has been denied and their next option is to appeal the decision to the City Council if they so desire.

Commissioner Gardner stated that her apprehension when considering this project was that there were so many concerns voiced by the surrounding residents of the restaurant, and her interest is in the public welfare of the community

**A. Conditional Use Permit Case No. 17-000002/ Variance Case No. 17-000001/Mitigated Negative Declaration 941** – A request to construct an 186,432 square foot, three-story, personal self storage facility with a parking variance located at 1901 W. El Segundo Blvd. in the Limited-Manufacturing (M-L) zone.

On a motion by Commissioner Atkinson, seconded Commissioner Horton-Pope the Planning Commission opened the Public Hearing by the following vote:

AYES: Commissioner Juanita Green-Wright  
Commissioner Atkinson  
Commissioner Horton-Pope  
Commissioner Gardner

Troy Gunter, Assistant Planner, addressed the Planning Commission regarding Public Hearing Conditional Use Permit Case No. 17-000002/Variance Case No. 17-000001/MND 941, a request to construct an 186,432 square foot, three-story, personal self storage facility with a parking variance located at 1901 W. El Segundo Blvd. in the Limited-Manufacturing (M-L) zone.

Troy Gunter, Assistant Planner, presented information relative to the project specifications which included the aerial of the project site, general plan designation – mixed-use, zoning designation – ML Limited Manufacturing zone. Mr. Gunter gave a detailed description of the Applicant's request.

Troy Gunter, Assistant Planner, presented the proposed parking plan, landscape plan and hours of operation. Mr. Gunter showed photos which depicted the current surrounding structures. Mr. Gunter outlined the structural proposal of US Storage, building, security, rental office and parking.

Troy Gunter, Assistant Planner, explained the need for the parking variance on this project at a reduction of fifty-five percent. Mr. Gunter stated that all development standards have been met other than the parking variance. Mr. Gunter stated that the proposed storage building will not increase traffic or noise levels in the area. Mr. Gunter showed photos of how the proposed structure would look on all three levels.

Troy Gunter, Assistant Planner, stated that staff recommends that the Planning Commission approve Conditional Use Permit Case No. 17-000002/Variance Case No. 17-000001/MND 941 and recommend to the City Council approval of Tentative Tract Map No. 73949.

Commissioner Gardner asked staff about the Mitigated Negative Declaration study which explains that the project is categorically exempt. Robert Delgadillo, Interim Planning Director, stated that there was a typographical error.

Commissioner Atkinson asked staff about the effect the project may have with the two public schools located in the area. Mr. Gunter stated that the project would not interfere in traffic and is not considered detrimental in any way to the public. Robert Delgadillo, Interim Planning Director, stated that these types of developments do not cause much visitation. Mr. Delgadillo stated that usually once a patron stores their goods, they do not return often.

David Kelly, Applicant, addressed the Planning Commission regarding this proposed project. Mr. Kelly stated that he is willing to discuss or answer any questions regarding the project or company.

Commissioner Gardner addressed the Applicant and asked about the phases of the project (Phase 1 and II). Mr. Kelly stated that phase one resulted in a soil grading project.

Commissioner Atkinson addressed the Applicant and asked about the proposed project aesthetics. Mr. Kelly responded that the storage facility depicted in the slide presentation will be as presented in the power point presentation.

Commissioner Horton-Pope addressed the Applicant and asked about the pricing of the storage units. Mike Brady, CEO of US Storage, stated that pricing is contingent upon the unit rental.

Commissioner Green-Wright addressed Applicant and asked how large the storage areas were. Mr. Brady, Applicant, responded that the storage units will be approximately 100 sq. ft. Commissioner Green-Wright asked Mr. Brady to connect with the City of Compton CareerLink Center for employment at the facility.

Commissioner Gardner asked if accessibility to the storage facility will be twenty-four hours. Mr. Brady responded the hours of operation will be 6:00 a.m. – 10:00 p.m.

Barbara Calhoun, resident, asked if the project will encompass such a large area, why is only one address mentioned in the staff report. Ms. Calhoun asked about the entrance and exits of the storage facilities. Ms. Calhoun stated that storage facilities are very busy these days and some of the other storage facilities in the city have problems with parking and traffic. Ms. Calhoun asked that the parking variance not be granted. Mr. Gunter, Assistant Planner, stated that staff did confirm the address with the Los Angeles County Assessor's Office. Mr. Gunter stated that the entrance will be El Segundo Blvd., and the exit will be Central Avenue. Robert Delgadillo, Interim Planning Director, stated that staff used the Los Angeles County Assessor parcel number for the project site APN 6147-006-023.

David Kelly, Applicant, stated that after 10:00 p.m. there is an automatic security locked down of the facility.

Commissioner Gardner and the Applicant discussed the factors of the requested parking variance. Mr. Kelly explained the proposed parking variance.

Ms. Florence, resident, addressed the Planning Commission and asked how many jobs this project would bring to the community. Commissioner Green-Wright responded that the Applicant reported that there will be four fulltime jobs. Ms. Florence stated that project is taking a lot of space for just four jobs. Ms. Florence stated she is reluctant to want this project as opposed to having other small businesses to come into the community. Commissioner Green-Wright gave the resident the information for City of Compton Economic Development Specialist – Mr. Dean Jones.

Resident, name not mentioned, stated her objections to this project and stated this three-story facility would block access to the free air.

Carolyn Mitchell, resident, stated her objections to this proposed project. Ms. Mitchell stated that property values in the area may decrease. Ms. Mitchell stated that storage facility of this sort cause infestation of vermin. Ms. Mitchell asked the Planning Commission to deny this project.

Mr. Oliver White, resident, stated his objection to the approval of this project. Mr. Whites stated that traffic noises from trucks are already present and this will increase due to other vehicles coming to the storage facility.

Troy Gunter, Assistant Planner, addressed the Planning Commission and audience and discussed the municipal code standards for the project height of this type of development and stated that the proposed project is under this maximum allowed.

Commissioner Horton-Pope stated that even though the project may meet code standards, the Commission must listen to the voices of the community.

Commissioner Gardner asked if the shading factor was addressed in the MND report. Mr. Gunter stated it was address in the report and no significant factors were noted.

Bruce Boyden, resident, stated that he felt compelled to speak and asked the Commission to consider those who expressed their concerns this evening.

Commissioner Green-Wright explained the process of the Planning Commission process of approval and denial to the audience.

David Kelly, Applicant, stated that the company is here to work with the neighbors and community. Mr. Kelly stated that they believed that this project was in line with the current general plan, generate revenue and remove blight. Mike Brady, CEO US Storage, twenty percent of users of the storages are used by small businesses. Mr. Brady stated the other eighty percent is used by local residents.

Commissioner Horton-Pope asked if it is possible to table this item. Robert Delgadillo stated that the Planning Commission has an option to continue this request. Commissioner Horton-Pope asked the Applicant if they were willing to decrease the height of the development. Mr. Kelly, Applicant, responded affirmatively. Commissioner Horton-Pope asked if the developers would consider conducting a community meeting to address concerns. David Kelly, Applicant, answered affirmatively.

On a motion by Commissioner Atkinson, seconded Commissioner Gardner the Planning Commission closed the Public Hearing by the following vote:

AYES:            Commissioner Juanita Green-Wright  
                     Commissioner Atkinson  
                     Commissioner Horton-Pope  
                     Commissioner Gardner

On a motion by Commissioner Horton-Pope, seconded Commissioner Atkinson the Planning Commission continued Conditional Use Permit Case No. 17-00002/Variance Case No. 17-000001/MND Case No. 941 by the following vote noting that residents will be re-notified of this proposed project:

AYES:            Commissioner Juanita Green-Wright  
                     Commissioner Atkinson  
                     Commissioner Horton-Pope  
                     Commissioner Gardner

On a motion by Commissioner Horton-Pope, seconded Commissioner Atkinson the Planning Commission closed the Public Hearing by the following vote:

AYES: Commissioner Juanita Green-Wright  
Commissioner Atkinson  
Commissioner Horton-Pope  
Commissioner Gardner

David Kelly, Applicant, stated that his company will connect with planning staff and conduct a community meeting regarding the proposed project.

**NEW BUSINESS:**

5) **NEW BUSINESS**

None

6) **OLD BUSINESS**

None

7) **DIRECTOR'S REPORT**

None

8) **COMMISSION COMMENTS**

Commissioner Horton-Pope stated that the National Planning Association conference was very informative. Commissioner Horton-Pope stated that there were mobile workshops whereby the attendees visited certain cities. Commissioner Gardner stated that she attended numerous workshops that addressed the impacts of future of government regarding; multi-generational housing, climate change, mobile groceries, and unmanned vehicles. Both Commissioner Horton-Pope and Commissioner Gardner will bring back information regarding their experience at the 2017 APA conference.

Commissioner Green-Wright addressed Bruce Boyden, Oversight Commissioner, and stated that all Commissioners were not notified of the recently conducted Oversight Commission workshop.

9) **AUDIENCE COMMENTS**

None

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission adjourned the meeting of June 14, 2017 by the following vote:

AYES: Commissioner Juanita Green-Wright

Commissioner Atkinson  
Commissioner Horton-Pope  
Commissioner Gardner

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**ROBERT DELGADILLO**  
**INTERIM DIRECTOR**  
**PLANNING & ECONOMIC**  
**DEVELOPMENT DEPT**

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**JUANITA GREEN-WRIGHT**  
**CHAIRPERSON**  
**PLANNING COMMISSION**