

ORDINANCE NO. 2,342

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTIONS 30-12, 30-13, 30-14, AND 30-26 OF CHAPTER 30 (ZONING CODE) OF THE COMPTON MUNICIPAL CODE RELATED TO CAR WASHES, AND PERSONAL STORAGE FACILITIES.

WHEREAS, the City of Compton maintains a comprehensive zoning ordinance, which among other things, encourages the most appropriate use of land for the orderly development of the City. From time to time, it is necessary to amend the comprehensive zoning ordinance to ensure permitted uses are in the appropriate zones; and

WHEREAS, the Planning Commission held a duly noticed public hearing on October 13, 2021, at the conclusion of which, adopted Resolution No. 4027, recommending approval of the zoning ordinance amendment; and

WHEREAS, after consideration of all applicable staff reports and all public testimony and evidence presented at the public hearing, the City Council does hereby make the following findings regarding the Zoning Text Amendment:

1. The Zone Text Amendment is consistent with the purpose of Chapter 30 of the Compton Municipal Code to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, and general welfare. Ensuring car washes, and personal storage facilities are developed in the appropriate zones preventing potential impacts to residential neighborhoods. Providing separation between these uses and residential uses would result in lower traffic and noise impacts to residential zones, thus protecting the health, safety, and welfare of the community;
 2. The zoning ordinance amendment is consistent with, and will implement, the following goals of the General Plan:

Land Use Element Goal 2.0: "Maintain a balanced and diversified distribution of land use in Compton." The amendment would continue to maintain car washes, and personal storage facilities as permitted uses in the City. Car washes and personal storage facilities would be permitted in the Limited Manufacturing (M-L) and Heavy Manufacturing (M-H) zones only. These changes would maintain the current balance of permitted land uses in the City, while ensuring land uses are distributed in an appropriate manner to minimize potential impacts onto adjoining properties.

Economic Development Element Goal 5.0: "Actively create single-family detached market rate housing in the City through every means possible to increase community income and property values." The proposed amendment would result in personal storage facilities no longer being permitted in residential zones. While this amendment does not create new single-family zone property, it does ensure existing residential zoned property will not be utilized by these non-residential uses.

Noise Element Goal 3.0: "Minimize noise spillover from commercial and industrial uses into nearby residential neighborhoods." The amendment would remove car washes as a permitted use in the Limited Commercial (C-L) and Commercial Manufacturing (C-M) zones and instead allow them in the Limited Manufacturing (M-L) and Heavy Manufacturing (M-H). This change would provide further separation between the car washes and residential uses, thus reducing the potential of noise spillover into the residential neighborhoods;
 3. The proposed municipal code amendment will not be detrimental or incompatible with the other chapters of the zoning code nor authorize land uses incompatible with the established land uses in the City. The amendment would not result in the establishment of new uses in the City. Instead, personal storage facilities would no longer be permitted in residential zones. It would establish that car washes and personal storage facilities would be permitted use in the Limited Manufacturing (M-L) and Heavy Manufacturing (M-H) zones; and
- WHEREAS, Pursuant to the California Environmental Quality Act (CEQA) and the state CEQA guidelines, the City Council, based on its independent judgement, finds adoption of this zoning ordinance amendment is exempt from CEQA review pursuant to 14 California Code of Regulations Section 15061(b)(3). The zoning ordinance amendment will not introduce new land uses to the City, nor will it eliminate land uses from the City. This minor realignment of land uses does not have the potential for causing a significant effect on the environment.

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**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
DOES HEREBY ORDAIN AS FOLLOWS:**

Section 1. The City Council hereby amends Subsection b of Section 30-12.2 of Chapter 30 of the Compton Municipal Code to read as follows:

Section 30-12.2 Uses (C-L)

b. Uses Permitted Subject to Conditional Use Permits. The following uses and buildings may be permitted in the Limited Commercial Zone (C-L) provided a conditional use permit has been obtained pursuant to the provisions of Section 30-26 of this Chapter.

1. Advertising statuary;
2. Alcoholic beverage sales for consumption on the premises that are accessory to a primary restaurant or entertainment use (the provisions of Section 30-51 of this Chapter shall apply);
3. Amusement machine sales (the provisions of subsection 7-6.9 shall apply);
4. Amusement parks, fairgrounds, private clubs and privately owned recreation centers, game rooms and domino parlors;
5. Arcades (the provisions of subsection 7-6.9 shall apply);
6. Auctions (open air);
7. Automobile repair garages (excluding body and fender work and painting);
8. Automobile service stations (no more than two tow trucks);
9. Automobile upholstery shops;
10. Bars, lounge and liquor stores (the provisions of Section 30-51 of this Chapter shall apply);
11. Beer and wine sales for consumption off the premises that are accessory to a convenience or small grocery store use where such sales utilize less than 10% of the sales floor area (the provisions of Section 30-51 of this Chapter shall apply);
12. Buildings in excess of 50,000 square feet in size;
13. Bowling alleys;
14. Charitable institutions and rescue missions;
15. Children's homes, foster homes, fraternity and sorority houses, college and military housing, orphans' homes, rooming houses, boarding houses and residential care facilities;
16. Furniture upholstery shops;
17. Dance halls;
18. Dog and cat hospitals, training schools and kennels;
19. Firearm sales;
20. Furniture upholstery shops;
21. Ice and roller skating rinks;
22. Jail farms;
23. Live work units;
24. Microwave stations and telecommunications antennas;
25. Motels and hotels;
26. Mortuaries;
27. Multiple and single-family residences;
28. New commercial strip centers;
29. New establishments with drive-thru facilities;
30. New take-out restaurants;
31. Planned commercial, residential and condominium developments (the provisions of Section 30-18 of this Chapter shall apply);
32. Pool halls;
33. Race tracks;
34. Radio and television transmission towers;
35. Rifle and pistol ranges, shooting galleries, skeet and trap shooting and archery ranges;
36. Small collection facilities (the provisions of subsection 30-12.4i of this Chapter shall apply);
37. Swap meets, indoor swap meets, flea markets and similar multiple-vendor sales;
38. Trailer parks;
39. Used automobile sales;
40. Wedding chapels, banquet halls and live entertainment;
41. Zoos and menageries; and

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42. Uses and buildings customarily incidental to any use or building set forth in this subsection.

Section 2. The City Council hereby amends Subsection a of Section 30-13.2 of Chapter 30 of the Compton Municipal Code to read as follows:

Section 30-13.2 Uses (C-M)

a. Principal Permitted Uses. The following uses and buildings, of less than 50,000 square feet in size, shall be permitted in the Commercial Manufacturing Zone (C-M):

1. Any use permitted in the Limited Commercial Zone (C-L), except those uses which require a conditional use permit;
2. Auction houses;
3. Automobile and bus sight-seeing agencies (no storage of vehicles);
4. Automobile engine cleaning;
5. Automobile detailing;
6. Automobile repair garages (excluding body and fender work and painting);
7. Automobile service stations (no more than two tow-trucks);
8. Automobile upholstery shops;
9. Building materials sales;
10. Candy making;
11. Catering establishments;
12. Clothing and apparel manufacturing (excluding shoe manufacturing);
13. Cold storage;
14. Dairy products manufacturing;
15. Egg candling;
16. Electrical appliance assembly;
17. Electronic instrument assembly;
18. Engraving, mechanical;
19. Film laboratories;
20. Furniture upholstery shops;
21. Monument and tombstone sales;
22. Motorcycle sales and services;
23. Paint mixing (no boiling);
24. Potato chip manufacturing;
25. Precision instrument assembly;
26. Research and testing laboratories;
27. Soft drink bottling;
28. Spaghetti and macaroni manufacturing;
29. Tamale and tortilla manufacturing;
30. Taxicab companies (no more than four taxicabs);
31. Warehouses;
32. Wholesale businesses;
33. Wrought iron sales and assembly; and
34. Uses and buildings customarily incidental to any use or building set forth in this subsection;
35. Indoor marijuana cultivation is allowed consistent with State law which permits no more than six live marijuana plants to be planted, cultivated, harvested, dried, or processed within a single private residence or inside an accessory structure located upon the grounds of a private residence that is fully enclosed and secured as long as the marijuana cultivation activities comply with the regulations set forth in paragraph c of subsection 9-24.4.

Section 3. The City Council hereby amends Subsection b of Section 30-14.2 of Chapter 30 of the Compton Municipal Code to read as follows:

Section 30-14.2 Uses (M-L)

b. Uses Permitted Subject to Conditional Use Permits. The following uses and buildings may

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1 be permitted in the Limited Manufacturing Zone (M-L) provided a conditional use permit has
2 been obtained pursuant to the provisions of Section 30-26 of this Chapter.

- 3 1. Advertising statutory;
4 2. Alcoholic beverage sales for consumption on the premises that are accessory to a
5 primary restaurant or entertainment use (the provisions of Section 30-51 of this Chapter
6 shall apply);
7 3. Amusement machine sales (the provisions of subsection 7-6.9 shall apply);
8 4. Amusement parks, fairgrounds, private clubs and privately owned recreation centers,
9 game rooms and domino parlors;
10 5. Arcades (the provisions of subsection 7-6.9 shall apply);
11 6. Auctions (open air);
12 7. Bars, lounge and liquor stores (the provisions of Section 30-51 of this Chapter shall
13 apply);
14 8. Beer and wine sales for consumption off the premises that are accessory to a primary
15 convenience or small grocery store use where such sales utilize less than 10% of the
16 sales floor area (the provisions of Section 30-51 of this Chapter shall apply);
17 9. Bowling alleys;
18 10. Buildings in excess of 50,000 square feet in size;
19 11. Car washes;
20 12. Charitable institutions and rescue missions;
21 13. Contractor's equipment storage yards;
22 14. Dance halls;
23 15. Dog and cat hospitals, training schools and kennels;
24 16. Firearm sales;
25 17. Freight terminals and transportation yards;
26 18. Ice and roller skating rinks;
27 19. Jail farms;
28 20. Live work units;
29 21. Metal plating;
30 22. Microwave stations and telecommunications antennas;
31 23. Motels and hotels;
32 24. Mortuaries;
33 25. New buildings, including additions and substantial modifications, that are designed for
34 occupancy by manufacturing uses on lots located within 200 feet of a residentially
35 zoned property within the City of Compton;
36 26. New commercial strip centers;
37 27. New establishments with drive-thru facilities;
38 28. New take-out restaurants;
39 29. Outside storage yards (for exceptions see subsection 30-20.6);
40 30. Paper recycling;
41 31. Personal storage facilities;
42 32. Planned commercial and industrial developments (the provisions of Section 30-18 of
43 this Chapter shall apply);
44 33. Pool halls;
45 34. Public works yards;
46 35. Race trucks;
47 36. Radio and television transmission towers;
48 37. Rifle and pistol ranges, shooting galleries, skeet and trap shooting and archery ranges;
49 38. Small collection facilities (the provisions of subsection 30-12.4i of this Chapter shall
50 apply);
51 39. Swap meets, indoor swap meets, flea markets and similar multiple-vendor sales;
52 40. Recycling, collection and processing facilities (the provisions of subsection 30-12.4i of
53 this Chapter shall apply);
54 41. Truck, bus and recreational vehicle sales and service;
55 42. Trailer parks;
56 43. Wedding chapels, banquet halls and live entertainment;
57 44. Worm farms;
58 45. Zoos and menageries; and
59 46. Uses and buildings customarily incidental to any use or building set forth in this
60 subsection.

Section 4. The City Council hereby amends Section 30-26.3 of Chapter 30 of the

Compton Municipal Code to read as follows:

Section 30-26.3 Uses Subject to Conditional Use Permits.

The following uses may be permitted in any zone provided a conditional use permit has been granted subject to the provisions of this Chapter:

- a. The uses set forth in the zones requiring conditional use permits shall be restricted to the zones specified;
- b. Airports and heliports;
- c. Athletic fields (privately owned);
- d. Cemeteries, columbarium's, crematories, mausoleums and pet cemeteries;
- e. Churches, synagogues, temples, convents, monasteries, seminaries and other religious or eleemosynary organizations;
- f. Colleges and universities;
- g. Golf courses;
- h. Halfway houses;
- i. Hospitals, nursing facilities, mental convalescent homes and mental institutions;
- j. Equestrian facilities;
- k. Theaters, auditoriums, stadiums, arenas and similar uses involving large assemblages of people or vehicles; and
- l. Any use or building which the Commission finds, as evidence by resolution in writing, is similar to any other uses or buildings set forth in this subsection.

Section 5. That Table 30-21.A Parking Space Requirements shown below shall be modified as follows:

EXISTING

Mini-Storage and Self-Storage	1 space/1,000 sq. ft. of gross floor area
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REVISED

Mini-Storage and Self-Storage	Minimum parking shall be determined by a Parking/Trip generation study. The study shall survey at least three other similar local self-storage sites and be subject to any other requirements of the Community Development Department.
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Section 6. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 7. This Ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect thirty (30) days after the date of its final passage and adoption by the City Council.


Section 8. The Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance and shall cause the same to be published as required by law.

ADOPTED THIS 28th DAY OF DECEMBER, 2021.



 MAYOR OF THE CITY OF COMPTON

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ATTEST:


CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, do hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the 28th day of December, 2021.

The Ordinance was adopted by the following vote, to wit:
AYES: COUNCIL MEMBERS – CHAMBERS, GALVAN, BOWERS, DARDEN, SHARIF
NOES: COUNCIL MEMBERS – NONE
ABSTAIN: COUNCIL MEMBERS – NONE
ABSENT: COUNCIL MEMBERS – NONE



CITY CLERK OF THE CITY OF COMPTON