



Planning & Economic Development Department - Planning Division

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PLANNING COMMISSION AGENDA

WEDNESDAY, FEBRUARY 11, 2015

7:00 P.M.

CITY HALL COUNCIL CHAMBERS

205 SOUTH WILLOWBROOK AVENUE

Notice

Members of the public may address the Planning Commission on any hearing shown on the agenda. Persons addressing the Commission must complete a speaker information form and submit it to the secretary prior to speaking. Persons appearing on behalf of a group or organization shall be allotted five minutes to speak. Persons appearing as an individual shall be allotted three minutes to speak. All speakers must state their name and address prior to speaking.

Please silence or turn off all cell phones, pagers or any other audible electronic devices.

All Planning Commission decisions are final unless appealed to the City Council. In order to be valid an appeal must be filed with the City Clerk within 14 calendar days of Commission's resolution adoption and must state the grounds wherein the Commission failed to conform to the requirements of the Municipal Code.

Any writings or documents distributed to a majority of the members of the Commission regarding any item on the agenda (other than writings legally exempt from public disclosure) will be made available for public inspection in the Planning Department, located at 205 South Willowbrook Avenue, Compton, California, during regular business hours, and in the lobby of the Council Chambers during the meeting.

- 1) **PLEDGE OF ALLEGIANCE**
- 2) **ROLL CALL**
- 3) **APPROVAL OF MINUTES** – January 14, 2015
- 4) **PUBLIC HEARING ITEM(S):**
 - A. **CONDITIONAL USE PERMIT CASE NO. 2750** – A request to construct three residential units on a commercial lot located at 716 E. Rosecrans Ave., Compton in the Limited Commercial (C-L) zone.
 - B. **CONDITIONAL USE PERMIT CASE NO. 2752 /VESTING TENTATIVE PARCEL MAP NO. 72667/DEVELOPMENT AGREEMENT/ZONING TEXT AMENDMENT 2014-003/MITIGATED NEGATIVE DECLARATION NO. 933** – A request to develop the

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Brickyard site, located at 13633, 13801, and 13805 South Central Avenue, Compton, in the M-H (Heavy Manufacturing) zone. The Conditional Use Permit request to develop either;

- 1) One light industrial building with truck loading doors totaling 1,154,00 million-square feet located on the northern portion of the property; or
- 2) Two light industrial buildings with truck loading doors totaling 1,154,000 million square feet. The two buildings would be 582,400 and 571,600 square feet and would be located on the northern portion of the property.

The second request is for a vesting tentative parcel map to consolidate 12 existing industrial lots into three. The third request is for a Development Agreement to grant certain restrictions on the City and development. The fourth request is for a Zoning Text Amendment to create a modified parking requirement. Mitigated Negative Declaration (MND) No. 933 has been prepared in accordance with the California Environmental Quality Act (CEQA).

5) **NEW BUSINESS**

6) **OLD BUSINESS**

7) **COMMISSION COMMENTS**

8) **AUDIENCE COMMENTS**

THE COMPTON CITY COUNCIL CHAMBERS IS LOCATED AT 205 S. WILLOWBROOK AVENUE, COMPTON. FOR FURTHER INFORMATION, CONTACT THE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT AT 310.605.5532, MONDAY THROUGH THURSDAY, 7:00 A.M. TO 6:00 P.M.

NEXT MEETING: MARCH 11, 2015