



# Community Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 www.comptoncity.org

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## PLANNING COMMISSION AGENDA

WEDNESDAY, JULY 8, 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 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** – May 13, 2015 and May 27, 2015

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. 155<sup>th</sup> St., Compton and is zoned Low Density Residential (R-L).
- 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

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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.

- 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.
  - 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.
  - E. **CONDITIONAL USE PERMIT CASE NO. 2769** – A request of Austin Ouwualu to establish a cultural center at 801 W. Victoria St., #G Compton in the Heavy Manufacturing (M-H) zone.
  - 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.
  - 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.
- 5) **NEW BUSINESS**
  - 6) **OLD BUSINESS**
  - 7) **DIRECTOR'S REPORT**
  - 8) **COMMISSION COMMENTS**
  - 9) **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: AUGUST 12, 2015**