

NOTICE

COMPTON CITY COUNCIL AGENDA Tuesday, March 07, 2017 5:30 PM

HEARING(S)

5:35 P.M. - PUBLIC HEARING - APPEAL MITIGATED NEGATIVE DECLARATION NO. 938 AND CONTIONAL USE PERMIT CASE NO. 2766 (Item # 5 & 6)

5:45 P.M. - PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT NO 2015-01, CHANGE OF ZONE CASE NO. 2015-01 AND VESTING TENTATIVE TRACK MAP NO. 73337 (Item #7 & 8)

OPENING

MOMENT OF SILENCE

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

CONSENT AGENDA

Consent items are routine and expected to be non-controversial. They will be acted upon by the Council at one time without discussion unless a Council Member requests an item be removed or discussed.

APPROVAL OF MINUTES

1. FEBRUARY 21, 2017 - SPECIAL

REPORTS OF OFFICERS AND COMMISSIONS

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES AND CITY COUNCIL

CITY MANAGER'S REPORT

2. ORAL PRESENTATION - Street Repairs

CITY ATTORNEY'S REPORTS

3. ORAL PRESENTATION - Rules of Decorum Review

CLOSED SESSION

4. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
Penn v. City of Compton, LASC Case No. TC028395
Pursuant to California Government code Section 54956.9(a)

UNFINISHED BUSINESS

NEW BUSINESS

5. HEARING - APPEAL OF THE PLANNING COMMISSION'S DECISION DENYING TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938 AND DENYING CONDITIONAL USE PERMIT CASE NO. 2766 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON
6. HEARING - APPEAL OF THE PLANNING COMMISSION'S DECISION DENYING TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938 AND DENYING CONDITIONAL USE PERMIT CASE NO. 2766 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON
7. HEARING - TO TAKE ACTION ON THE PLANNING COMMISSION'S ADVISORY DECISIONS RELATED TO MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP NO. 73337 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

8. HEARING - TO TAKE ACTION ON THE PLANNING COMMISSION'S ADVISORY DECISIONS RELATED TO MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP NO. 73337 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

APPROVAL OF WARRANTS

9. Warrant # 238313 - Date - 2/28/17 - Name - Carmentia Ford truck sales - Services - Maintenance and repair of emergency vehicles - Amount - \$1,800.00 - Requested by: Fire

Warrant # 238318 - Date - 2/28/17 - Name - Diesel Yune 1 - Services - Maintenance and repair of Paramedic Squads & Ambulances - Amount - \$1,784.83 - Requested by: Fire

Warrant # 238332 - Date - 2/28/17 - Name - Image Management Systems - Services - Imaging of cash receipts - Amount - \$3,868.88 - Requested by: City Treasurer

Warrant # 238238 - Date - 2/23/17 - Name - International Code Council - Services - 2016 Energy Standards and Fire Code books - Amount - \$320.00 - Requested by: Building & Safety

Total amount: \$7,773.71

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, March 14, 2017 @ 5:30 PM.

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View Meetings Live at <http://www.comptoncity.org/officials/clerk/agendas/video.asp>

FEBRUARY 21, 2017

The Special City Council meeting was called to order at 1:40 p.m. in the Council Chambers of City Hall by Mayor Aja Brown. The Pledge of Allegiance and Moment of Silence ceremonies were also led by Mayor Aja Brown.

ROLL CALL

Council Members Present – Zurita, McCoy, Sharif, Brown
Council Members Absent - Galvan

Other Officials Present: C. Cornwell, A. Godwin, C. Rhambo, Jr.

PUBLIC COMMENTS ON CLOSED SESSION ITEM ONLY

REGULAR AGENDA

CITY ATTORNEY’S REPORTS

CLOSED SESSION

- 1. PUBLIC EMPLOYEE APPOINTMENT
Title: City Controller
Pursuant to California Government Code Section 54957

On motion by Zurita, seconded by McCoy, the Council voted to approve the Closed Session by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

The City Council recessed at 1:42 p.m. and reconvened at 5:36 p.m.

REPORT OUT OF CLOSED SESSION

City Attorney Craig Cornwell issued a statement that there was no reportable action taken as it relates to the Closed Session item previously mentioned.

ADJOURNMENT

On motion by Zurita, seconded by McCoy, the Special Meeting was adjourned at 5:36 p.m. by the following vote on roll call:

AYES: Council Member - Zurita, McCoy, Sharif, Brown
NOES: Council Member - None
ABSENT: Council Member - Galvan

City Clerk of the City of Compton

Mayor of the City of Compton

MARCH 7, 2017

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: ROBERT DELGADILLO, (INTERIM) DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: HEARING – APPEAL OF THE PLANNING COMMISSION’S
DECISION DENYING TO ADOPT MITIGATED NEGATIVE
DECLARATION NO. 938 AND DENYING CONDITIONAL USE
PERMIT CASE NO. 2766 – A REQUEST BY HARRIDGE
DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A
62-UNIT DETACHED, PLANNED RESIDENTIAL
CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT
LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF
COMPTON**

SUMMARY

The City Council will conduct a hearing relative to the appeal taken by Harridge Development Group, LLC (“Applicant/Appellant”) requesting that the City Council reverse the decision of the Planning Commission denying to adopt Mitigated Negative Declaration (MND) No. 938 and denying Conditional Use Permit (CUP) Case No. 2766, which seeks permission to develop a 62-unit detached, planned residential condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton.

The appeal to City Council was submitted to the City Clerk within fourteen (14) days of the Planning Commission’s decision as mandated by Section 30-26.5(i) of the Compton Municipal Code. This appeal is part of a multi-application project containing a CUP, a MND, a general plan amendment (GPA), a change of zone (CZ) and a vesting tentative tract map (VTTM). All five (5) applications must be approved for the project to proceed.

BACKGROUND

On Wednesday, December 14, 2016, the Planning Commission concluded a public hearing on a proposal of Harridge Development Group, LLC pertaining to a request to develop a 62-unit detached, planned residential condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in Compton. After concluding the hearing, the Planning Commission, the decision-making body for conditional use permits and related environmental review, denied the request to adopt Mitigated Negative Declaration (MND) No. 938 for CUP No. 2766 and denied Conditional Use Permit (CUP) Case No. 2766.

#5.

The Planning Commission also serves as an advisory committee to City Council as it relates to general plan amendments, change of zones and subdivisions. On the same December 14th meeting, the Planning Commission voted to recommend approval to City Council of General Plan Amendment (GPA) No. 2015-01 and Vesting Tentative Tract Map (VTTMP) No. 73337 and recommend denial of Change of Zone (CZ) Case No. 2015-01.

After City Council makes a decision on the appeal, City Council will then be required to take formal action on the remaining entitlements: mitigated negative declaration, general plan amendment, change of zone and vesting tentative tract map which have been placed on the Agenda as a separate item. Please note that the project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, GPA, CZ or VTTMP) does not pass. The feasibility of the project is contingent on approval of all entitlements. Therefore, either all entitlements are approved or denied.

STATEMENT OF THE ISSUE

The subject site is a 221,863 square foot (4.9 acre) rectangular-shaped parcel of land located on the north side of E. Rosecrans Avenue between Pannes and Thorson Avenue. The subject is currently vacant and is the last remaining portion of the old Compton Drive-in movie theatre. The site has been and remained vacant since the Old Compton drive-in movie theatre was demolished in the late 1990's or early 2000's.

Harridge Development Group, LLC is requested the following entitlements to facilitate development of the aforementioned project:

1. **Mitigated Negative Declaration No. 938 and mitigation monitoring and reporting program (MMRP)** in accordance with the California Environmental Quality Act (CEQA);
2. **General Plan Amendment Case No. 2015-001** to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR);
3. **Change of Zone 2015-001** to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D),
4. **Conditional Use Permit Case No. 2766** to allow the development of a planned condominium project and
5. **Vesting Tentative Tract Map No. 73337** which will create condominium map.

The planned development consists of 62 townhouse style condominiums within a gated community on a 4.9 acre site. The development will be fully enclosed with 8 foot high decorative masonry walls with columns with caps and decorative metal gates. The vehicle ingress/egress to the development is along Thorson Avenue. There's a second vehicle egress only driveway along Pannes Avenue, which will also serve as ingress/egress access point for emergency vehicles only. There are no ingress/egress driveways along Rosecrans Avenue. All vehicle gates are remote operated. The main access entry point to the development along Thorson will also have guest/delivery call

box located with a landscaped planter. There is sufficient room within the entry area to allow the stacking of two vehicles behind the call box without encroaching into the street. The main entry area has also been designed to accommodate a hammerhead turn-around for vehicles that aren't granted entrance into the development.

All 62 units have a 'townhome style' design in that all units are detached, freestanding and interior privacy fencing between the units providing a small private yard for each unit. The homes will contain a mix of four different configurations, all consisting of three (3) bedrooms and two and one-half (2.5) baths; units vary in size between 1,515 to 1,803 square feet.

All units have an attached 2-car garage. Each unit will include landscaping, patio and porch space, some units have a covered patio/2-story balcony/deck option. Refer to the table below for the breakdown.

Unit Type	No. of Units/Type	Habitable (sq. ft.)/Type	No. Bedrooms/Baths	Parking/Unit	Fenced Private Yard (sq. ft.)
Plan 1	16	1,515 sq. ft.	3/2.5	Attached 2-Car Garage	375
Plan 2	16	1,654 sq. ft.	3/2.5	Attached 2-Car Garage	463
Plan 3	15	1,803 sq. ft.	3/2.5	Attached 2-Car Garage	431
Plan 4	15	1,780 sq. ft.	3/2.5	Attached 2-Car Garage	463

Conditional Use Permit

The current zoning classification for the subject site is Low Density Residential (RL) which allows lots with a minimum lot size of 5,000 square feet and only one unit per lot. Planned residential condominium projects are permitted, subject to approval of a conditional use permit, in only the medium or high density residential zones; low density residential (RL) zone is not eligible for condominiums. Hence, the applicant's request to change the zone of the subject site from Low Density Residential (RL) to Medium Density Residential (RM) and amend the general plan from Low Density Residential (LDR) to Medium Density Residential (MDR).

The CUP creates a Planned Development "D" overlay zone that is combined with the underlying RM zone to create the RM-D zone only if the change of zone and the general plan amendment were approved and adopted. The Planned Development (D) zone provides greater land use control than is provided by the base zone where public good

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could be better served by individualized land use regulations. The Planned Development zone also provides flexibility in creating site specific development standards (i.e. lot size, lot width, lot depth, setbacks, fence/wall heights, etc.) but also requires additional amenities and requirements such open space, private open space, private storage areas, etc.

The development as proposed fully complies with all development standards. The Code requires that setbacks, wall/fence heights, landscaping, open space, private open space, private storage areas shall be establish via conditions of approval as permitted by the Planned Development zone.

TYPE OF DEVELOPMENT STANDARD	ZONING CODE REQUIREMENT	PROVIDED	MEET ZONING CODE REQUIREMENT?
Lot Size*	To be establish by condition of approval	221,863 sq. ft.	Yes
Lot Width*	To be establish by condition of approval	714'6"	Yes
Lot Depth*	To be establish by condition of approval	300'-5"	Yes
Density	79 units max.	62 units max.	Yes
Maximum Building Height	35 ft.	Between 23'-4" to 24'-9"	Yes
Dwelling Unit Size	1,000 sq. ft. min. (for 3-bedroom units)	Between 1,515-1,803 sq. ft.	Yes
Building Setbacks* • Rosecrans Ave (front) • Thorson Ave. (side) • Pannes Ave. (side) • Rear (north property line)	To be establish by condition of approval	• 12'-6" from the Rosecrans Ave. property line • 9'-2" from the Thorson Ave. property line • 7'-3" from the Pannes Ave. property line • 5'-0" from the rear property line	Yes
Open Space	25% min.	51%	Yes
Private Open Space	120 sq. ft.	Between 375-463 sq. ft.	Yes
Private Storage Area	200 cubic feet min.	200 cubic feet min.	Yes
Amenities	Meeting Room plus 4 additional amenities	1. Club House with meeting and entertainment room	Yes

		2. Tot Lot with play equipment 3. Half Basketball Court 4. BBQ Facility 5. Exercise Room	
Parking	2-Car garage per unit plus 16 guest parking stalls	Attached 2-Car garage per unit plus 18 guest parking stalls	Yes
Landscaping*	To be establish by condition of approval	30% (64,100 sq. ft.)	Yes

*** Per the Planned Development (D) zone, these development standards shall be established via conditions of approval.**

There's an additional five to six (5-6) feet of additional landscape area outside of the property line behind the sidewalk that the HOA shall be responsible for landscaping, irrigation and maintaining which will also increase the visual landscape setback on both Thorson and Pannes Ave.

Phase I Environmental Site Assessment (PESA)

A Phase I Environmental Site Assessment (PESA) was conducted for the subject site by PIC Environmental Services. According the report, the PESA report was prepared in accordance current ASTM Standards and the report satisfies "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA). The PESA report determined the following: 1) No documented, historic occurrence of petroleum or hazardous materials contamination or environmental impairments was discovered at the subject property, 2) No potential existing or historic onsite sources of petroleum or hazardous materials contamination were discovered, 3) PIC concluded that the site lacks significant environmental impairments (Recognized Environmental Conditions), and 4) PIC recommended no additional investigation.

Traffic Impact Study

A Traffic Impact Analysis/Study was also prepared for the proposed development by Overland Traffic Consultants, Inc. The report evaluated the potential traffic impacts created by the proposed development. According to the report is it estimated that the proposed project when completed and occupied will generate an increase of up to 360 daily vehicle trips with 27 trips during the am peak hour and 32 trips during the pm peak hour. Four major intersections were studied (E. Rosecrans Ave. & Thorson Ave., E. Rosecrans Ave. & Pannes Ave., E. Rosecrans Ave. and Bullis Rd. and E. Rosecrans Ave. & Atlantic Ave.). The study concluded that added traffic volume generated by the proposed development would not significantly impact the four (4) study intersections. The study evaluated potential traffic growth of the proposed development plus the added future traffic conditions and determined that no significant traffic impacts were identified with the proposed development and therefore no traffic mitigation measures

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were proposed. A copy of the Traffic Study can be found in the Final IS/MND as appendix 'F'.

The City's internal departments (i.e. Building & Safety, Fire, Planning, Public Works, Water, Sheriff's, etc.), which also serve as the Site and Subdivision Committee, have formally reviewed the project in its entirety and have no objections with the project subject to the incorporation of the conditions of approval.

Environmental Review:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) an Initial Study (IS) for the project was prepared by Parker Environmental Consultants on behalf of the City of Compton. The City of Compton, in its capacity as Lead Agency, has determined that the proposed project requires a Mitigated Negative Declaration and mitigation monitoring plan, as part of its environmental review. A Mitigated Negative Declaration (MND) is a determination that the proposed project will not have a significant effect on the environment with the implementation of the 18 mitigation measures. All 18 mitigation measures have been incorporated into the report as conditions of approval. The initial study/MND environmental document was posted in the LA County Clerk office in Norwalk, posted on the City of Compton, Community Development Department's webpage and circulated to service providers, public agencies and adjacent property owners for a 20 day public review period from August 11, 2016 to August 31, 2016. Only two agencies (MTA and LA County of Sanitation) provided comments and the IS/MND was subsequently revised to address comments. The comments were minor in nature; MTA wants to be notified at least 30 days prior to commencement of grading/construction, of any impacts to MTA buses operating along Rosecrans Ave. and LA County Sanitation made minor corrections to the draft Utilities section of the Initial Study and inform the developer of a sewer connection fee requirement prior to obtaining permit.

FINANCIAL IMPACT

None.

NOTICING

In accordance with both State and Municipal Code requirements, a City Council public hearing was advertised on the **February 22, 2017 and March 1, 2017** Compton Bulletin newspaper. Additionally, City Council public hearing notices were mailed to both owners and occupants located within 500 feet of the subject site, utility/service providers, the applicant/developer and all persons who appeared before the Planning Commission that fully completed a Planning Commission speaker form in connection to this item. Lastly, legal notice has been provided in accordance with Section 65352 of the California Government Code.

RECOMMENDATION (FOR APPEAL)

Staff makes no recommendation on the appeal. However it should be noted once again that the project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, etc.) does not pass. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

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

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON UPHOLDING THE PLANNING COMMISSION’S DECISION TO DENY THE REQUEST TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938 AND TO DENY CONDITIONAL USE PERMIT CASE NO. 2766 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

WHEREAS, on November 9, 2016 and December 14, 2016, the Planning Commission conducted a noticed public hearing, as provided by law, on the request of Harridge Development Group, LLC (“Applicant/Appellant”) to develop a 62-unit detached, planned condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in Compton; and

WHEREAS, after hearing testimony from the Applicant and other interested persons and reviewing documentary evidence submitted, the vote of the Planning Commission was to deny the application; and

WHEREAS, an appeal was filed in the office of the City Clerk on December 22, 2016; and

WHEREAS, an appeal therefore was heard by the City Council, and after due notice, said City Council held and concluded a public hearing thereon on March 7, 2017; and

WHEREAS, the City Council has received testimony and reviewed documentary evidence, is fully advised of the premises at issue, and the matter has been submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVES:

Section 1. That the findings of the Planning Commission in its Resolution No. 3973 shall be adopted, that the action of the Planning Commission in said Resolution No. 3973 is hereby upheld, and that the appeal relative to the application to develop a 62-unit detached, planned condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in Compton, shall be denied subject to findings found in Planning Commission Resolution No. 3973.

Section 2. That a copy of this Resolution shall be mailed to the Applicant/Appellant and filed with the offices of the City Clerk, City Manager, City Attorney, the Planning and Economic Development Department, and the Building and Safety Department..

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

RESOLUTION NO. _____
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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, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES:	COUNCIL MEMBERS-
NOES:	COUNCIL MEMBERS-
ABSENT:	COUNCIL MEMBERS-
ABSTAIN:	COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Planning

RESOLUTION TITLE: HEARING - APPEAL OF THE PLANNING COMMISSION'S DECISION DENYING TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938 AND DENYING CONDITIONAL USE PERMIT CASE NO. 2766 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

Robert Delgadillo
DEPARTMENT MANAGER’S SIGNATURE

2/16/2017 5:08:13 PM
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

Brandon Mims
CITY CONTROLLER

2/27/2017 10:19:49 AM
DATE

Cecil Rhambo
CITY MANAGER

2/23/2017 2:26:08 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

MARCH 7, 2017

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: ROBERT DELGADILLO, (INTERIM) DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: HEARING – APPEAL OF THE PLANNING COMMISSION’S
DECISION DENYING TO ADOPT MITIGATED NEGATIVE
DECLARATION NO. 938 AND DENYING CONDITIONAL USE
PERMIT CASE NO. 2766 – A REQUEST BY HARRIDGE
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The appeal to City Council was submitted to the City Clerk within fourteen (14) days of the Planning Commission’s decision as mandated by Section 30-26.5(i) of the Compton Municipal Code. This appeal is part of a multi-application project containing a CUP, a MND, a general plan amendment (GPA), a change of zone (CZ) and a vesting tentative tract map (VTTM). All five (5) applications must be approved for the project to proceed.

BACKGROUND

On Wednesday, December 14, 2016, the Planning Commission concluded a public hearing on a proposal of Harridge Development Group, LLC pertaining to a request to develop a 62-unit detached, planned residential condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in Compton. After concluding the hearing, the Planning Commission, the decision-making body for conditional use permits and related environmental review, denied the request to adopt Mitigated Negative Declaration (MND) No. 938 for CUP No. 2766 and denied Conditional Use Permit (CUP) Case No. 2766.

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After City Council makes a decision on the appeal, City Council will then be required to take formal action on the remaining entitlements: mitigated negative declaration, general plan amendment, change of zone and vesting tentative tract map which have been placed on the Agenda as a separate item. Please note that the project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, GPA, CZ or VTTMP) does not pass. The feasibility of the project is contingent on approval of all entitlements. Therefore, either all entitlements are approved or denied.

STATEMENT OF THE ISSUE

The subject site is a 221,863 square foot (4.9 acre) rectangular-shaped parcel of land located on the north side of E. Rosecrans Avenue between Pannes and Thorson Avenue. The subject is currently vacant and is the last remaining portion of the old Compton Drive-in movie theatre. The site has been and remained vacant since the Old Compton drive-in movie theatre was demolished in the late 1990's or early 2000's.

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Plan 4	15	1,780 sq. ft.	3/2.5	Attached 2-Car Garage	463

Conditional Use Permit

The current zoning classification for the subject site is Low Density Residential (RL) which allows lots with a minimum lot size of 5,000 square feet and only one unit per lot. Planned residential condominium projects are permitted, subject to approval of a conditional use permit, in only the medium or high density residential zones; low density residential (RL) zone is not eligible for condominiums. Hence, the applicant's request to change the zone of the subject site from Low Density Residential (RL) to Medium Density Residential (RM) and amend the general plan from Low Density Residential (LDR) to Medium Density Residential (MDR).

The CUP creates a Planned Development "D" overlay zone that is combined with the underlying RM zone to create the RM-D zone only if the change of zone and the general plan amendment were approved and adopted. The Planned Development (D) zone provides greater land use control than is provided by the base zone where public good

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could be better served by individualized land use regulations. The Planned Development zone also provides flexibility in creating site specific development standards (i.e. lot size, lot width, lot depth, setbacks, fence/wall heights, etc.) but also requires additional amenities and requirements such open space, private open space, private storage areas, etc.

The development as proposed fully complies with all development standards. The Code requires that setbacks, wall/fence heights, landscaping, open space, private open space, private storage areas shall be establish via conditions of approval as permitted by the Planned Development zone.

TYPE OF DEVELOPMENT STANDARD	ZONING CODE REQUIREMENT	PROVIDED	MEET ZONING CODE REQUIREMENT?
Lot Size*	To be establish by condition of approval	221,863 sq. ft.	Yes
Lot Width*	To be establish by condition of approval	714'6"	Yes
Lot Depth*	To be establish by condition of approval	300'-5"	Yes
Density	79 units max.	62 units max.	Yes
Maximum Building Height	35 ft.	Between 23'-4" to 24'-9"	Yes
Dwelling Unit Size	1,000 sq. ft. min. (for 3-bedroom units)	Between 1,515-1,803 sq. ft.	Yes
Building Setbacks* • Rosecrans Ave (front) • Thorson Ave. (side) • Pannes Ave. (side) • Rear (north property line)	To be establish by condition of approval	• 12'-6" from the Rosecrans Ave. property line • 9'-2" from the Thorson Ave. property line • 7'-3" from the Pannes Ave. property line • 5'-0" from the rear property line	Yes
Open Space	25% min.	51%	Yes
Private Open Space	120 sq. ft.	Between 375-463 sq. ft.	Yes
Private Storage Area	200 cubic feet min.	200 cubic feet min.	Yes
Amenities	Meeting Room plus 4 additional amenities	1. Club House with meeting and entertainment room	Yes

		2. Tot Lot with play equipment 3. Half Basketball Court 4. BBQ Facility 5. Exercise Room	
Parking	2-Car garage per unit plus 16 guest parking stalls	Attached 2-Car garage per unit plus 18 guest parking stalls	Yes
Landscaping*	To be establish by condition of approval	30% (64,100 sq. ft.)	Yes

*** Per the Planned Development (D) zone, these development standards shall be established via conditions of approval.**

There's an additional five to six (5-6) feet of additional landscape area outside of the property line behind the sidewalk that the HOA shall be responsible for landscaping, irrigation and maintaining which will also increase the visual landscape setback on both Thorson and Pannes Ave.

Phase I Environmental Site Assessment (PESA)

A Phase I Environmental Site Assessment (PESA) was conducted for the subject site by PIC Environmental Services. According the report, the PESA report was prepared in accordance current ASTM Standards and the report satisfies "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA). The PESA report determined the following: 1) No documented, historic occurrence of petroleum or hazardous materials contamination or environmental impairments was discovered at the subject property, 2) No potential existing or historic onsite sources of petroleum or hazardous materials contamination were discovered, 3) PIC concluded that the site lacks significant environmental impairments (Recognized Environmental Conditions), and 4) PIC recommended no additional investigation.

Traffic Impact Study

A Traffic Impact Analysis/Study was also prepared for the proposed development by Overland Traffic Consultants, Inc. The report evaluated the potential traffic impacts created by the proposed development. According to the report is it estimated that the proposed project when completed and occupied will generate an increase of up to 360 daily vehicle trips with 27 trips during the am peak hour and 32 trips during the pm peak hour. Four major intersections were studied (E. Rosecrans Ave. & Thorson Ave., E. Rosecrans Ave. & Pannes Ave., E. Rosecrans Ave. and Bullis Rd. and E. Rosecrans Ave. & Atlantic Ave.). The study concluded that added traffic volume generated by the proposed development would not significantly impact the four (4) study intersections. The study evaluated potential traffic growth of the proposed development plus the added future traffic conditions and determined that no significant traffic impacts were identified with the proposed development and therefore no traffic mitigation measures

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were proposed. A copy of the Traffic Study can be found in the Final IS/MND as appendix 'F'.

The City's internal departments (i.e. Building & Safety, Fire, Planning, Public Works, Water, Sheriff's, etc.), which also serve as the Site and Subdivision Committee, have formally reviewed the project in its entirety and have no objections with the project subject to the incorporation of the conditions of approval.

Environmental Review:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) an Initial Study (IS) for the project was prepared by Parker Environmental Consultants on behalf of the City of Compton. The City of Compton, in its capacity as Lead Agency, has determined that the proposed project requires a Mitigated Negative Declaration and mitigation monitoring plan, as part of its environmental review. A Mitigated Negative Declaration (MND) is a determination that the proposed project will not have a significant effect on the environment with the implementation of the 18 mitigation measures. All 18 mitigation measures have been incorporated into the report as conditions of approval. The initial study/MND environmental document was posted in the LA County Clerk office in Norwalk, posted on the City of Compton, Community Development Department's webpage and circulated to service providers, public agencies and adjacent property owners for a 20 day public review period from August 11, 2016 to August 31, 2016. Only two agencies (MTA and LA County of Sanitation) provided comments and the IS/MND was subsequently revised to address comments. The comments were minor in nature; MTA wants to be notified at least 30 days prior to commencement of grading/construction, of any impacts to MTA buses operating along Rosecrans Ave. and LA County Sanitation made minor corrections to the draft Utilities section of the Initial Study and inform the developer of a sewer connection fee requirement prior to obtaining permit.

FINANCIAL IMPACT

None.

NOTICING

In accordance with both State and Municipal Code requirements, a City Council public hearing was advertised on the **February 22, 2017 and March 1, 2017** Compton Bulletin newspaper. Additionally, City Council public hearing notices were mailed to both owners and occupants located within 500 feet of the subject site, utility/service providers, the applicant/developer and all persons who appeared before the Planning Commission that fully completed a Planning Commission speaker form in connection to this item. Lastly, legal notice has been provided in accordance with Section 65352 of the California Government Code.

RECOMMENDATION (FOR APPEAL)

Staff makes no recommendation on the appeal. However it should be noted once again that the project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, etc.) does not pass. Pursuant to Section 30-26.5(k) of the Compton Municipal Code, the City Council shall render its decision on the appeal within thirty (30) days after conclusion of the appeal hearing and has the power to:

- Affirm the decision of the Planning Commission; or
- Amend the decision of the Planning Commission; or
- Reverse the decision of the Planning Commission; or
- If in the opinion of the Council, the matter requires further consideration, refer the matter back to the Planning Commission for further consideration (without a decision by the Council) with any recommendations the Council may desire.

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

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON REVERSING THE PLANNING COMMISSION'S DECISION AND APPROVING THE REQUEST TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938 AND APPROVING CONDITIONAL USE PERMIT CASE NO. 2766 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

WHEREAS, on November 9, 2016 and December 14, 2016, the Planning Commission conducted a noticed public hearing, as provided by law, related to the request of Harridge Development Group, LLC ("Applicant/Appellant") to develop a 62-unit detached, planned condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton ("Project"); and

WHEREAS, after hearing oral testimony from the Applicant and other interested persons and reviewing documentary evidence submitted, the vote of the Planning Commission was to deny the Applicant's request to adopt Mitigated Negative Declaration No. 938 and to deny Conditional Use Permit (CUP) Case No. 2766 which is required in order to develop the Project; and

WHEREAS, an appeal was filed by the Applicant in the office of the City Clerk on December 22, 2016; and

WHEREAS, an appeal therefore was heard by the City Council, and after due notice, the City Council held and concluded a public hearing thereon on March 7, 2017; and

WHEREAS, the City Council has received testimony and reviewed documentary evidence, is fully advised of the premises at issue, and the matter has been submitted for decision.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVES:

Section 1. That the City Council hereby reverses the decision of the Planning Commission and approves the request to adopt Mitigated Negative Declaration No. 938 and approve Conditional Use Permit Case No. 2766 - a request of Harridge Development Group, LLC to develop a 62-unit detached, planned condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton, subject to the following conditions:

CONDITIONS OF APPROVAL:

Project Specific Conditions of Approval:

1. That the proposed development shall be contingent on the adoption of Mitigated Negative Declaration No. 938, approval and adoption of General Plan Amendment Case No. 2015-001, approval and adoption of Change of Zone Case No. 2015-001 and approval and recordation of Vesting Tract Map No. 73337 and approval of Conditional Use Permit Case No. 2766.
2. That prior to building permit issuance, a surety bond shall be posted with the City by the applicant and/or developer of the planned condominium development, in the amount as determined adequate by the Public Works Director and/or Fire Chief and/or Water Department Manager, for the purpose of assurance of maintenance of utilities, fire equipment, roadways and other portions of the development which impact the public health, safety and welfare. The bond must be maintained for the life of the planned condominium development. The cost of the bond shall be the responsibility of the applicant and/or developer until 75% of all units have been

transferred to private ownership at which point the home owner's association shall become responsible for maintenance of said bond.

3. The Conditions, Covenants and Restrictions (CC&R's) must be reviewed and approved by the City of Compton Attorney's Office prior to Final Map approval and prior to recordation of CC&R's. The CC&R's must also incorporate language as mandated by Section 30-18.5(e) of the Compton Municipal Code.
4. The future Home Owner's Association (HOA) shall be under professional management.
5. Per Section 30-18.4 of the Compton Municipal Code, the following shall be site specific development standards for the project site:
 - a. The minimum lot size shall be 214,863 square feet.
 - b. The minimum lot width shall be 714'-6".
 - c. The minimum lot depth shall be 300'-5".
 - d. Yard designation shall be as follows:
 - i. Frontage along Rosecrans Ave. shall be considered the Front of the development
 - ii. Frontage along Thorson Ave. shall be considered a Side of the development;
 - iii. Frontage along Pannes Ave. shall be considered a Side of the development; and
 - iv. The northerly property line shall be considered the Rear of the development.
 - e. The following will be the minimum building setbacks from property lines:
 - i. Rosecrans Ave. - 12'-6";
 - ii. Thorson Ave. - 9'-2";
 - iii. Pannes Ave. - 7'-3"; and
 - iv. Rear - 5'-0".
 - f. The maximum density shall be 62 dwelling units.
 - g. The minimum common open space shall be 51% of the subject site's net area.
 - h. The minimum private open space shall be as follows:
 - i. Plan 1: 375 square feet;
 - ii. Plan 2: 463 square feet;
 - iii. Plan 3: 431 square feet; and
 - iv. Plan 4: 463 square feet.
 - i. The minimum perimeter fence height shall be 8 feet high and constructed from masonry walls with a decorative cap and decorative columns every 30 feet (maximum separation between columns) and wrought iron gates, exclusive of decorative treatments such as wall caps, light fixtures, arch elements, etc...
 - j. The minimum internal privacy fence height shall be 7 feet high and constructed from synthetic fencing material.
 - k. Each dwelling unit shall be provided with a 400 square foot minimum, attached 2-car garage.
 - l. A minimum of 18 surfaces, guest parking stalls shall be provided.
 - m. Each dwelling unit shall be provided a minimum of 200 cubic feet of private storage within the interior of the dwelling unit.
 - n. That the following amenities shall be provided for the life of this development:
 - i. A 2-story, community club house with an area of 1,110 square feet minimum, which provides the following: a kitchen, bathroom, elevator, exercise room, entertaining/meeting area;
 - ii. Half basketball court;
 - iii. Tot lot with multiple play equipment;
 - iv. BBQ facility with a minimum of 3 sets of picnic tables and benches and 2 large grills.
 - o. The developer and/or Home Owner Association (HOA) shall be responsible for landscaping, irrigating and maintaining all common landscape areas within the development and all site adjacent City parkways.
 - p. The minimum size of replacement parkway trees shall be 24-in box trees of the same tree species.
 - q. Recreational vehicle parking shall be prohibited within the planned condominium development.

- r. Additions to units shall be prohibited except for the optional patio covers and 2-story decks/balconies as shown on the Planning Commission approved plans.
6. That precise plans and details for the following items shall be subject to design review and must be approved by the Planning & Economic Development Department (PEDD) prior to Building & Safety plan-check:
 - a. Landscape and irrigation plans;
 - b. Playground,/ball court;
 - c. Tot lot and multiple play equipment;
 - d. BBQ area;
 - e. Exercise room; and
 - f. Gate call box
7. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
8. That the applicant and/or developer shall incorporate sound attenuating building materials to all residential units (i.e. sound dampening insulation, all windows shall be fitted with acoustic-rated window assemblies having a sound transmission class (STC) rating of not less than 35, solid-core exterior doors that are well sealed with weather-stripping, etc.).
9. All units shall be equipped with forced air ventilation, heating and cooling so that windows may remain closed to reduce exterior noise levels within the units.
10. That the applicant and/or developer shall install roll-up garage door with remote openers.
11. That the applicant and/or developer shall install remote operated, automatic vehicle gate and that a guest/delivery call box on the landscape planter located outside the main entry gate.
12. All dwelling units shall be prewired for both internet and satellite/cable television.
13. That it is the developer's and/or HOA's responsibility to maintain all common area lighting in good working order at all times.
14. It shall be the responsibility of the applicant and/or developer to contact and inform the Metropolitan Transportation Authority (MTA), at least 30 days prior to commencement of grading/construction activities, of any potential impacts to MTA buses operating along Rosecrans Ave.
15. Per County Sanitation Districts of Los Angeles, the applicant and/or developer shall be responsible to pay a connection fee before a permit to connect to the sewer is obtained.

Environmental (Mitigation Measures) Conditions of approval:

16. To ensure the Project Site is maintained in an acceptable manner, all construction equipment, debris, and stockpiled equipment would be enclosed within a fenced or visually screened area to effectively block the line of sight from ground level of neighboring properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti would be removed immediately upon discovery. (AES-1)
17. All exterior building lighting, security lighting and parking area lighting shall be designed and located as to avoid intrusive effects on adjacent properties. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the extent feasible, subject to approval by the City of Compton. Lighting fixtures shall use shielding to prevent spillover lighting on adjacent off-site uses. (AES-2)
18. SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to the following practices:
 - All unpaved demolition and construction areas will be wetted at least three times daily during excavation and construction and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District 403. Wetting could reduce fugitive dust by as much as 61 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of dust.

- All dirt/soil loads shall be secured by trimming watering or other appropriate means to prevent spillage and dust.
 - All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off. (AQ-1)
19. The Proposed Project would comply with SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines to limit potential objectionable odor impacts during the Proposed Project's long-term operations phase. (AQ-2)
 20. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety of the City of Compton. (GEO-1)
 21. The Project shall comply with the conditions contained within the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the Department of Building and Safety of the City of Compton. (GEO-2)
 22. Prior to the issuance of grading or building permits for the Proposed Project, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the City of Compton. (HWQ-1)
 23. Prior to the commencement of project construction, a Stormwater Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City of Compton for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable. (HWQ-2)
 24. The Project Applicant shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Stormwater Mitigation Plan. (HWQ-3)
 25. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible. (NOISE-1)
 26. Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible. (NOISE-2)
 27. Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of active construction areas wherever feasible and physically possible to minimize the amount of noise during construction on the nearby noise-sensitive uses. (NOISE-3)
 28. A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the construction site prior to the start of construction and displayed in a location that is readily visible to the public. (NOISE-4)
 29. Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity with their fire prevention and operational requirements. (PS-1)
 30. Prior to the issuance of building permits for the proposed project, the Project Applicant shall provide verification that the project meets all fire flow requirements determined by the Fire Department. (PS-2)

31. The final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure it conforms to their operation requirements. Security features recommended by the Sheriff's Department shall be incorporated into the Proposed Project. (PS-3)
32. All individual buildings on-site shall have their respective street number ranges and/or letters prominently displayed in a manner that facilitates emergency vehicles. (PS-4)
33. The following solid waste reduction efforts shall be implemented to the satisfaction of the Compton Municipal Utilities Department.
 - (*Operational*) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
 - (*Construction*) Prior to the issuance of any construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The construction contractor(s) shall only contract for waste disposal services with a company that recycles construction-related wastes.
 - (*Construction*) To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program. (UTIL-1)

Vesting Tentative Tract Map No. 73337 Conditions of Approval:

34. That Vesting Tentative Tract Map No. 73337 shall be contingent on adoption of Mitigated Negative Declaration No. 938 and approval and adoption of General Plan Amendment Case No. 2015-001, Change of Zone Case No. 2015-001 and approval of Conditional Use Permit Case No. 2766.
35. That in accordance with Section 28.4.23 of the Compton Municipal Code, fee in lieu of dedication of land, shall be allocated to the Department of Parks and Recreation in an amount equal to 5.3% of the fair market value of the land comprising the subdivision. That said fees shall be payable prior to issuance of certificate of occupancy for the units.
36. That the applicant and/or developer shall file with the City all deposits and bonds as the City Engineer and/or City Building Official determines as necessary to comply with Section 28-11 of the Compton Municipal Code.
37. That any required CC&R's for the subject subdivision shall be subject to review and approval by the City Attorney prior to approval of the Final Map.
38. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
39. That the applicant and/or developer shall replace and/or repair sidewalks, curbs, gutters or parkways located adjacent to the subject site along Rosecrans, Pannes or Thorson Avenue, as required and directed by the Public Works Director.
40. That grading, drainage, and hydrology plans, as required by Public Works Department, shall be submitted to and approved by the City Engineer prior to submittal of Final Map.
41. That all utility lines (i.e. electric, street lighting, cable/satellite television, telephone, etc.) shall be placed underground.
42. That a plan for providing water service to the subdivision, including all necessary easements and meter locations, shall be submitted to and approved by the Public Works and Water Departments prior to submission of the Final Map. Water lines, including any required upgrades shall be built to City standards.
43. That a plan for providing sewer service to the subdivision including all necessary easements and sewer line upgrades, shall be submitted to and approved by the City Engineer and that the sewer lines, including upgrades shall be built to City standards.
44. Elevations of all bldg pad(s) shall be above the flood level per the current L.A. CO. Flood Control Districts requirements [LACFCD]. Submit Hydrology/Hydraulics Analysis in compliance with the L.A.C.F.C.D.'s requirements for review/approval by the City.

45. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System NPDES [LID, SUSMP, etc] requirements.
46. That a plan for internal (common area) street lighting shall be submitted to and approved by the Building and Public Works Departments prior to approval of the Final Map by the City Engineer. The lighting plan shall include provisions for maintenance and payment of lighting fees shall be included in the projects CC&R's.
47. That prior to Final Map approval, the final site and circulation plan must be reviewed and approved by the City of Compton Fire Department to ensure the development conforms with the following but not limited to: fire hydrants, fire lanes, development access points, etc.
48. That the number, spacing, and location of all required fire hydrants shall be reviewed and approved by the Fire and Water Departments
49. That Vesting Tentative Parcel Map No. 73337 shall expire 24 months after Planning Commission approval except as provided under the provisions of California Government Code Section 66452.6. The subdivision proposed by Vesting Tentative Parcel Map No. 72667 shall not be effective until such time that a final map is recorded.
50. That preparation and recordation of the Final Map shall meet all requirements of the Subdivision Map Act and Chapter 28 inclusive of the Compton Municipal Code.
51. That the Final Map shall be approved by City Council and recorded prior to issuance of a Building permits.
52. That a copy of the Final Map and copies of all improvement plans shall be submitted to the Planning Department and Public Works Department for inclusion in project files prior to approval of the Final Map by the City Engineer.

Standard Conditions of Approval:

53. That the property shall be developed substantially in accordance with the approved site plan, floor plans, elevations, improvement plans and other documents for Conditional Use Permit Case No. 2766, unless otherwise modified by the Planning & Economic Development Department. Substantial changes/modifications shall be referred back to Planning Commission for review and determination.
54. That construction and property development shall comply with all applicable Federal, State, County, Local Codes, including but not limited to the Compton Municipal Codes, Building Codes, Fire Codes, Housing Codes, Zoning Codes, etc.
55. That a copy of these conditions of approval shall be attached to the plan-check set of plans submitted to the Building Department for plan check as a detail sheet.
56. That the applicant or property owner shall be responsible for maintenance of the property in accordance with all applicable local ordinances.
57. That all building pad elevations shall be above the flood level per current LA County Flood Control District's requirements. Submit Hydrology/hydraulics analysis in compliance with L.A.C.F.C.D.'s requirements for review and approval by the City.
58. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System (NPDES, LID, SWPPP, SUSMP, etc.) requirements.
59. If required by the Fire Department, a California licensed Professional Engineer must prepare a water pressure analysis for the project and shall be submitted for review and approval by the City Public Works/Municipal Utilities Department.
60. Prior to the issuance of the certificate of occupancy, the applicant and/or developer must implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, fire sprinklers, knox-box or key, on-site fire hydrants, fire escapes, fire alarms etc.
61. That all emergency and fire access points and fire lanes shall be maintained free of obstructions at all times.
62. All entry gates shall also be equipped with Knox boxes or Knox key switches for power-activated gates, as approved by the Fire Department.
63. That the applicant, property manager/HOA, or other responsible party shall be required to implement graffiti removal within three (3) days of notification by the City.
64. That the interior and exterior of the property shall be maintained free of trash and debris, and that suitable trash bins shall be maintained on site throughout the construction period.

- 65. That all conditions of this approval shall be recorded so that future owners/operators will be informed of rights and restrictions placed on the property while this approval is in force.
- 66. That failure, at any time, to exercise this use (development of 62 condominiums) for 24 consecutive months subsequent to the date of approval shall render the Conditional Use Permit and Vesting Tentative Tract Map approvals automatically null and void without benefit of public hearing or notice of action, unless extended by the Planning Commission prior to the date of expiration.

Section 2. That a copy of this Resolution shall be mailed to the Applicant/Appellant and filed with the offices of the City Clerk, City Manager, City Attorney, Planning and Economic Development Department, and the Building and Safety Department.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

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, hereby certify that the foregoing Resolution was adopted by the City Council, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on the _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

**AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-**

CITY CLERK OF THE CITY OF COMPTON

MARCH 7, 2017

TO: MAYOR AND CITY COUNCIL MEMBERS

**FROM: ROBERT DELGADILLO, (INTERIM) DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: HEARING – TO TAKE ACTION ON THE PLANNING
COMMISSION’S ADVISORY DECISIONS RELATED TO
MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL
PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE
CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP
NO. 73337 – A REQUEST BY HARRIDGE DEVELOPMENT
GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT
DETACHED, PLANNED RESIDENTIAL CONDOMINIUM
DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E.
ROSECRANS AVENUE IN THE CITY OF COMPTON**

SUMMARY

The City Council will conduct a public hearing to relative to the appeal taken by Harridge Development Group, LLC (“Applicant/Appellant”) requesting that the City Council take action to either approve or deny the following entitlements: *Mitigated Negative Declaration (MND) No. 938, General Plan Amendment (GPA) Case No. 2015-001, Change of Zone (CZ) Case No. 2015-001, and Vesting Tentative Tract Map (VTTMP) No. 73337*. The aforementioned entitlements are part of a multi-application project by the Applicant who seeks to develop a 62-unit detached, planned residential condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton (“Project”). All four (4) of the aforementioned entitlements must be approved for the Project to proceed forward.

BACKGROUND

On Wednesday, December 14, 2016, the Planning Commission concluded a public hearing on a proposal by Harridge Development Group, LLC pertaining to a request to develop a 62-unit detached, planned residential condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton. After concluding the hearing, the Planning Commission, the decision making body for conditional use permits and related environmental, denied the request to adopt Mitigated Negative Declaration (MND) No. 938 for CUP No. 2766 and denied Conditional Use Permit (CUP) Case No. 2766. The applicant has appeal Planning Commission’s decision to City Council which has been placed under a separate Agenda item.

The Planning Commission also serves as an advisory committee to City Council as it relates to general plan amendments, change of zones and subdivisions. On the same December 14th meeting, the Planning Commission voted to recommend approval to the

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City Council of the General Plan Amendment (GPA) No. 2015-01 and the Vesting Tentative Tract Map (VTTMP) No. 73337 and recommend denial of Change of Zone (CZ) Case No. 2015-01.

Please note that the Project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, GPA, CZ or VTTMP) does not pass City Council approval. Therefore, if City Council reverses Planning Commission's decision to deny the related MND and CUP, then Council should consider approving the remaining entitlements, as the feasibility of Project is contingent on approval of all entitlements or vice versa.

STATEMENT OF THE ISSUE

The subject site is a 214,863 square foot (4.9 acre) rectangular-shaped parcel of land located on the north side of E. Rosecrans Avenue between Pannes and Thorson Avenue. The subject is currently vacant and is the last remaining portion of the old Compton Drive-in movie theatre. The site has been and remained vacant since the Old Compton drive-in movie theatre was demolished in the late 1990's or early 2000's.

Harridge Development Group, LLC is requested the following entitlements to facilitate development of the aforementioned project:

1. **Mitigated Negative Declaration No. 938 and mitigation monitoring and reporting program (MMRP)** in accordance with the California Environmental Quality Act (CEQA);
2. **General Plan Amendment Case No. 2015-001** to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR);
3. **Change of Zone 2015-001** to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D);
4. **Conditional Use Permit Case No. 2766** to allow the development of a planned condominium project; and
5. **Vesting Tentative Tract Map No. 73337** which will create condominium map.

The planned development consists of 62 townhouse style condominiums within a gated community on a 4.9 acre site. The development will be fully enclosed with 8 foot high decorative masonry walls with columns with caps and decorative metal gates. The vehicle ingress/egress to the development is along Thorson Avenue. There's a second vehicle egress only driveway along Pannes Avenue, which will also serve as ingress/egress access point for emergency vehicles only. There are no ingress/egress driveways along Rosecrans Avenue. All vehicle gates are remote operated. The main access entry point to the development along Thorson will also have guest/delivery call box located with a landscaped planter. There is sufficient room within the entry area to allow the stacking of two vehicles behind the call box without encroaching into the street. The main entry area

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has also been designed to accommodate a hammerhead turn-around for vehicles that aren't granted entrance into the development.

All 62 units have a 'townhome style' design in that all units are detached, freestanding and interior privacy fencing between the units providing a small private yard for each unit. The homes will contain a mix of four different configurations, all consisting of three (3) bedrooms and two and one-half (2.5) baths; units vary in size between 1,515 to 1,803 square feet.

All units have an attached 2-car garage. Each unit will include landscaping, patio and porch space, some units have a covered patio/2-story balcony/deck option. Refer to the table below for the breakdown.

Unit Type	No. of Units/Type	Habitable (sq. ft.)/Type	No. Bedrooms/Baths	Parking/Unit	Fenced Private Yard (sq. ft.)
Plan 1	16	1,515 sq. ft.	3/2.5	Attached 2-Car Garage	375
Plan 2	16	1,654 sq. ft.	3/2.5	Attached 2-Car Garage	463
Plan 3	15	1,803 sq. ft.	3/2.5	Attached 2-Car Garage	431
Plan 4	15	1,780 sq. ft.	3/2.5	Attached 2-Car Garage	463

The development as proposed fully complies with all development standards. The Code requires that setbacks, wall/fence heights, landscaping, open space, private open space, private storage areas shall be establish via conditions of approval as permitted by the Planned Development zone.

TYPE OF DEVELOPMENT STANDARD	ZONING CODE REQUIREMENT	PROVIDED	MEET ZONING CODE REQUIREMENT?
Lot Size*	To be establish by condition of approval	214,863 sq. ft.	Yes
Lot Width*	To be establish by condition of approval	714'6"	Yes
Lot Depth*	To be establish by	300'-5"	Yes

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	condition of approval		
Density	79 units max.	62 units max.	Yes
Maximum Building Height	35 ft.	Between 23'-4" to 24'-9"	Yes
Dwelling Unit Size	1,000 sq. ft. min. (for 3-bedroom units)	Between 1,515-1,803 sq. ft.	Yes
Building Setbacks* • Rosecrans Ave (front) • Thorson Ave. (side) • Pannes Ave. (side) • Rear (north property line)	To be establish by condition of approval	• 12'-6" from the Rosecrans Ave. property line • 9'-2" from the Thorson Ave. property line • 7'-3" from the Pannes Ave. property line • 5'-0" from the rear property line	Yes
Open Space	25% min.	51%	Yes
Private Open Space	120 sq. ft.	Between 375-463 sq. ft.	Yes
Private Storage Area	200 cubic feet min.	200 cubic feet min.	Yes
Amenities	Meeting Room plus 4 additional amenities	1. Club House with meeting and entertainment room 2. Tot Lot with play equipment 3. Half Basketball Court 4. BBQ Facility 5. Exercise Room	Yes
Parking	2-Car garage per unit plus 16 guest parking stalls	Attached 2-Car garage per unit plus 18 guest parking stalls	Yes
Landscaping*	To be establish by condition of approval	30% (64,100 sq. ft.)	Yes

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*** Per the Planned Development (D) zone, these development standards shall be established via conditions of approval.**

There's an additional five to six (5-6) feet of additional landscape area outside of the property line behind the sidewalk that the HOA shall be responsible for landscaping, irrigation and maintaining which will also increase the visual landscape setback on both Thorson and Pannes Ave.

General Plan Amendment

The current 1991 General Plan land use designation for the subject site is Low Density Residential (LDR). The Low Density Residential land use designation allows for a density of up to 8 dwelling units per acre. The applicant is requesting to amend the subject site's land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) which has a density between 8.1 and 17 units per acre. Based on a 4.9 acre site, the proposed MDR land use designation would allow up to 84 dwelling units. The proposed 62 dwelling units on the 4.9 acre site yields a density of 12.6 units per acre, which is significantly lower than the maximum density permitted. The proposed General Plan Amendment would be consistent with the land use designation of 'Medium Density Multifamily Residential' proposed under the City's draft General Plan 2030, for the subject site, which will have a density of 12.1 to 34 units per net acre and envisions the following types of development: apartment complexes, town-homes, condominium projects.

For comparison, below you'll find statistics for existing condominium projects located within the City:

Project Name	Address	Development Type	Total No. of Units	Project Site Size (acres)	Zoning	Density (Dwelling units per acre)
Calvary Palms	900 S. Dwight Ave.	Attached with no private yard.	28	1.58 Ac	RM	17.7 du/ac
Willow Walk	500 N. Willowbrook Ave.	Attached with no private yard.	136	6.5 Ac	RH	20.9 du/ac
Alameda St. & Myrrh St.	501 S. Alameda St.	Both Attached and Detached with no private yard.	28	1.88 Ac	RM	14.89 du/ac
Alondra Blvd. & Kemp Ave.	800 Block of W. Alondra Blvd.	Attached with no yard.	62	2.5 Ac	RH	24.8 du/ac

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Racquet Club	100 Block of Racquet Club Dr.	Attached with private yard.	102	9.2 Ac	RH	11.1 du/ac
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Staff supports the general plan amendment since the City is already proposing to change the land use of the entire subject site to Medium Residential under the proposed 2030 General Plan and the site is already intended for residential development under the current General Plan. Lastly, planned residential condominium projects are permitted, subject to approval of a conditional use permit, in only the medium or high density residential zones; the low density residential zone is not eligible for condominiums. Hence the applicant's request for a change of zone from low density residential (RL) to medium density residential (RM). The propose project will serve as a transition development from the heavily trafficked Rosecrans Avenue, eliminate blight, provide greater housing opportunities, provide a different type of housing product and help encourage additional development in the area.

Change of Zone and Conditional Use Permit

The current zoning classification for the subject site is Low Density Residential (RL) which allows lots with a minimum lot size of 5,000 square feet and only allows one unit per lot. The applicant is requesting to change the zone of the subject site from Low Density Residential (RL) to Medium Density Residential (RM) which also requires a minimum lot size of 5,000 square feet but allows multiple units on the lot. Planned residential condominium projects are permitted, subject to approval of a conditional use permit, in only the medium or high density residential zones; the low density residential (RL) zone is not eligible for condominiums. Hence the applicants request for approval of a General Plan Amendment, Change of Zone and a Conditional Use Permit. As previously discussed, the Planning Commission denied Conditional Use Permit Case No. 2766 which the applicant has appealed to City Council. If Planning Commission's decision to deny CUP No. 2766 is not reversed by City Council, the project as proposed will end the project.

The CUP creates a Planned Development "D" overlay zone that is combined with the underlying RM zone to create the RM-D zone. The Planned Development (D) zone provides greater land use control than is provided by the base zone where public good could be better served by individualized land use regulations. The Planned Development zone also provides flexibility in creating site specific development standards (i.e. lot size, lot width, lot depth, setbacks, fence/wall heights, etc.) but also requires additional amenities and requirements such open space, private open space, private storage areas, etc.

Staff supports the proposed change of zone subject to approval and adoption of the General Plan Amendment. The change of zone will make the Zoning map consistent with the General Plan Map. Staff is also supportive of 62-unit, detached, gated, planned

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condominium project on the subject site in that the project has the potential to serve as a transition development from the heavily trafficked Rosecrans Avenue, eliminate blight and help encourage additional development in the area. Additionally, the project will provide greater housing opportunities and will further the City's goal of upgrading its new housing stock to attract move-up buyers as well as provide opportunities for first-time homebuyers.

Phase I Environmental Site Assessment (PESA)

A Phase I Environmental Site Assessment (PESA) was conducted for the subject site by PIC Environmental Services. According to the report, the PESA report was prepared in accordance with current ASTM Standards and the report satisfies "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA). The PESA report determined the following: 1) No documented, historic occurrence of petroleum or hazardous materials contamination or environmental impairments was discovered at the subject property, 2) No potential existing or historic onsite sources of petroleum or hazardous materials contamination were discovered, 3) PIC concluded that the site lacks significant environmental impairments (Recognized Environmental Conditions), and 4) PIC recommended no additional investigation. A copy of the PESA can be found in the Final IS/MND as appendix 'D'.

Traffic Impact Study

A Traffic Impact Analysis/Study was also prepared for the proposed development by Overland Traffic Consultants, Inc. The report evaluated the potential traffic impacts created by the proposed development. According to the report, it is estimated that the proposed project when completed and occupied will generate an increase of up to 360 daily vehicle trips with 27 trips during the am peak hour and 32 trips during the pm peak hour. Four major intersections were studied (E. Rosecrans Ave. & Thorson Ave., E. Rosecrans Ave. & Pannes Ave., E. Rosecrans Ave. and Bullis Rd. and E. Rosecrans Ave. & Atlantic Ave.). The study concluded that added traffic volume generated by the proposed development would not significantly impact the four (4) study intersections. The study evaluated potential traffic growth of the proposed development plus the added future traffic conditions and determined that no significant traffic impacts were identified with the proposed development and therefore no traffic mitigation measures were proposed. A copy of the Traffic Study can be found in the Final IS/MND as appendix 'F'.

Vesting Tentative Tract Map

The Vesting Tentative Tract Map is required in order to facilitate the creation of condominiums and allow the units to be sold individually. One lot is proposed with airspace rights for 62 dwelling units.

State Seismic Hazards Mapping Act (SHMA) and Liquefaction

The Seismic Hazards Mapping Act requires site-specific geotechnical investigations be conducted within the Zones of Required Investigation to identify and evaluate seismic

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hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy. The purpose of the geotechnical report is to identify areas subject to liquefaction and to provide mitigation measures to be applied during construction to reduce the impacts of seismic activity. In March of 1999 the State of California issued a map indicating areas within Los Angeles County that contained soils that may be subject to liquefaction (ground shaking magnified by the presence of high water table) in the event of seismic activity. The project site is located on that map therefore a geotechnical report must be prepared and considered prior to the approval of a subdivision. The applicant submitted a geotechnical report prepared by Irvine Geotechnical Inc., the report was reviewed by the City's geotechnical consultant, Smith-Emery Geo Services, who determined that the report was adequate and met the requirements of the SHMA.

The City's internal departments (i.e. Building & Safety, Fire, Planning, Public Works, Water, Sheriff's, etc.), which also serve as the Site and Subdivision Committee, have formally reviewed the project in its entirety and have no objections with the project subject to the incorporation of the conditions of approval.

Environmental Review:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) an Initial Study (IS) for the project was prepared by Parker Environmental Consultants on behalf of the City of Compton. The City of Compton, in its capacity as Lead Agency, has determined that the proposed project requires a Mitigated Negative Declaration and mitigation monitoring plan, as part of its environmental review. A Mitigated Negative Declaration (MND) is a determination that the proposed project will not have a significant effect on the environment with the implementation of the 18 mitigation measures. All 18 mitigation measures have been incorporated into the report as conditions of approval. The initial study/MND environmental document was posted in the LA County Clerk office in Norwalk, posted on the City of Compton, Community Development Department's webpage and circulated to service providers, public agencies and adjacent property owners for a 20 day public review period from August 11, 2016 to August 31, 2016. Only two agencies (MTA and LA County of Sanitation) provided comments and the IS/MND was subsequently revised to address comments. The comments were minor in nature; MTA wants to be notified at least 30 days prior to commencement of grading/construction, of any impacts to MTA buses operating along Rosecrans Ave. and LA County Sanitation made minor corrections to the draft Utilities section of the Initial Study and inform the developer of a sewer connection fee requirement prior to obtaining permit.

FINANCIAL IMPACT

None.

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NOTICING

In accordance with both State and Municipal Code requirements, a City Council public hearing was advertised on the **February 22, 2017 and March 1, 2017** Compton Bulletin newspaper. Additionally, City Council public hearing notices were mailed to both owners and occupants located within 500 feet of the subject site, utility/service providers, the applicant/developer and all persons who appeared before the Planning Commission that fully completed a Planning Commission speaker form in connection to this item. Lastly, legal notice has been provided in accordance with Section 65352 of the California Government Code.

RECOMMENDATION (ACTION ITEMS)

It should be noted once again that the Project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, GPA CZ or TTMP, etc.) does not get approved by City Council. Staff recommends that City Council render its decision on whether to **approve** or **deny** the following entitlements:

1. **Mitigated Negative Declaration No. 938 and mitigation monitoring and reporting program (MMRP)** in accordance with the California Environmental Quality Act (CEQA);
2. **General Plan Amendment Case No. 2015-001** to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR);
3. **Change of Zone 2015-001** to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D);
4. **Conditional Use Permit Case No. 2766** to allow the development of a planned condominium project; and
5. **Vesting Tentative Tract Map No. 73337** which will create condominium map.

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

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO
 CITY MANAGER**

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Attachments:

PC Staff Report

City Council Resolution to Approve MND and GPA, CZ and VTTMP

City Council Resolution to Deny MND and GPA, CZ and VTTMP

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO APPROVE THE REQUEST TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP NO. 73337 – A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

WHEREAS, on November 9, 2016 and December 14, 2016, the Planning Commission conducted a noticed public hearing, as provided by law, related to the request of Harridge Development Group, LLC (“Applicant/Appellant”) to develop a 62-unit detached, planned condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton (“Project”); and

WHEREAS, Harridge Development Group, LLC has made the following applications in accordance with Section 30-28 and Section 28 of the Compton Municipal Code to: 1) amend the Land Use Policy Map of the General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR); 2) to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D); and 3) create a condominium map for the certain real property located at **2001 E. Rosecrans Avenue**, Compton, California and legally described as follows:

LOT 66 OF TRACT NO. 54433, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 1303 PAGES 1 THROUGH 6 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES.

WHEREAS, the Land Use Policy Map of the General Plan of the City of Compton was adopted by the City Council on December 3, 1991, by Resolution No. 16,742; and

WHEREAS, referral, publication and written notice of the proposed amendment, change of zone and subdivision were provided in accordance with Sections 65352, 65090 and 65091 of the California Government Code and Chapter 30-28 of the Compton Municipal Code (C.M.C.) prior to consideration of the request by the Planning Commission and the City Council; and

WHEREAS, Tentative Tract Map No. 73337 was processed in accordance with The Subdivision Map Act and Chapter 28 of the Compton Municipal Code (C.M.C.); and

WHEREAS, Tentative Tract Map No. 73337 complies with the State Seismic Hazards Mapping Act (SHMA) of 1999; and

WHEREAS, all environmental documents were processed in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Mitigated Negative Declaration No. 938 was prepared for the project; and

WHEREAS, that the notice of intent along with the Initial Study/Mitigated Negative Declaration No. 938 was posted with the Los Angeles County Clerk’s Office in Norwalk, circulated for a 20-day public review period, mailed to abutting property

owners and posted on the City’s website; and

WHEREAS, the Planning Commission public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the Planning Commission public hearing notice was also advertised and published in the local Compton Bulletin newspaper on October 26, 2016 and November 2, 2016; and

WHEREAS, a Planning Commission public hearing on said requests to amend the Land Use Policy Map, change the zoning classification and subdivide the subject property to create condominiums was held before the Planning Commission on November 9, 2016 and December 14, 2016; and

WHEREAS, the Planning Commission, being fully informed, recommended approval of the General Plan Amendment No. 2015-001 to the City Council; and

WHEREAS, the Planning Commission, being fully informed, recommended denial of the Change of Zone No. 2015-001 to the City Council; and

WHEREAS, the Planning Commission, being fully informed, recommended approval of the Vesting Tentative Tract Map No. 73337 to the City Council; and

WHEREAS, City Council public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the City Council public hearing notice was also advertised and published in the local Compton Bulletin newspaper on February 22, 2017 and March 1, 2017; and

WHEREAS, a public hearing on said request to amend the Land Use Policy Map, zoning classification and the subdivision was held before the City Council on March 7, 2017; and

WHEREAS, based on the Initial Study and Mitigated Negative Declaration prepared for the project, the City Council found that the Project would not have a significant effect on the environment with the implementation of the conditions of approval; and

WHEREAS, the City Council considered all the information presented pertaining to the Mitigated Negative Declaration No. 938 and General Plan Amendment No. 2015-001, Change of Zone No. 2015-001 and Vesting Tentative Tract Map No. 73337; and

WHEREAS, the City Council being fully informed,

F I N D S

1. That all environmental documents have been processed in accordance with the California Environmental Quality Act (CEQA) guidelines.
2. The approval and subsequent implementation of the proposed Project *will not* have the potential to degrade the quality of the environment with the implementation of the conditions of approval.
3. The approval and subsequent implementation of the proposed Project *will not*

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have the potential to achieve short-term goals to the disadvantage of long term environmental goals with the implementation of the conditions of approval.

4. The approval and subsequent implementation of the proposed Project *will not* have impacts that are individually limited, but cumulatively considerable, when considering the proposed development in the immediate vicinity with the implementation of the conditions of approval.
5. The approval and subsequent implementation of the proposed Project *will not* have environmental effects that will adversely affect humans, either directly or indirectly with the implementation of the conditions of approval.
6. That the proposed General Plan land use amendment from Low Density Residential (LDR) to Medium Density Residential (LDR) will be in substantial conformance with the proposed zoning classification of Medium Density Residential with a Planned Development overlay (RM-D) and will achieve consistency between the General Plan and Zoning map.
7. That proposed General Plan land use amendment to Medium Density Residential (MDR) is more suitable for the subject site in that the new land use designation will be consistent with existing land use patterns of development in that higher density or more intense uses are used to transition from a major thoroughfare into less intense land uses.
8. That the proposed General Plan land use designation amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) will not be detrimental to the surrounding area in that the site is already intended for residential development. The project will serve as a transition development from the heavily trafficked Rosecrans Avenue, eliminate blight and provide greater housing opportunities, and help encourage additional development in the area.
9. That the proposed subdivision for condominium purposes will substantially comply with the new General Plan land use designation and zoning classification with the implementation of the conditions of approval.
10. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone will be in conformance with the new general plan land use designation of Medium Density Residential (MDR) and will achieve consistency between the General Plan and Zoning map.
11. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone is more suitable for the subject site in that the new land use designation will be consistent with existing land use patterns of development in that higher density or more intense uses are use to transition from a major thoroughfare into less intense land uses.
12. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone will not be detrimental to the surrounding area in that the site is already intended for residential development. The general plan amendment will allow for a slightly higher density and will serve as a transition development from the heavily trafficked Rosecrans Avenue, eliminate blight and provide greater housing opportunities, and help encourage additional development in the area.
13. That the proposed subdivision for condominium purposes will substantially

comply with the new General Plan land use designation and zoning classification with the implementation of the conditions of approval.

- 14. That the Project conforms to the State Subdivision Map Act and the State Seismic Hazards Mapping Act (SHMA) of 1999 and Chapter 28 of the Compton Municipal Code.
- 15. That the proposed subdivision for condominium purposes is located on a site that is physically suitable for residential development and will serve as a transition development from the heavily trafficked Rosecrans Avenue, eliminate blight and provide greater housing opportunities, and help encourage additional development in the area.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON RESOLVES:

Section 1. That Mitigated Negative Declaration No. 938 is adopted and General Plan Amendment No. 2015-001 - a request to amend the Land Use Policy Map of the General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR), Change of Zone No. 2015-001 - a request to change the zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone and Vesting Tentative Tract Map No. 73337 - a request to create a condominium map for the property located at 2001 E. Rosecrans Avenue, Compton, California is approved subject to the following conditions:

CONDITIONS OF APPROVAL:

Environmental (Mitigation Measures) Conditions of approval:

- 1. To ensure the Project Site is maintained in an acceptable manner, all construction equipment, debris, and stockpiled equipment would be enclosed within a fenced or visually screened area to effectively block the line of sight from ground level of neighboring properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti would be removed immediately upon discovery. (AES-1)
- 2. All exterior building lighting, security lighting and parking area lighting shall be designed and located as to avoid intrusive effects on adjacent properties. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development to the extent feasible, subject to approval by the City of Compton. Lighting fixtures shall use shielding to prevent spillover lighting on adjacent off-site uses. (AES-2)
- 3. SCAQMD Rule 403 - Fugitive Dust. Specific Rule 403 control requirements include, but are not limited to the following practices:
 - All unpaved demolition and construction areas will be wetted at least three times daily during excavation and construction and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District 403. Wetting could reduce fugitive dust by as much as 61 percent.
 - The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
 - All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e. greater than 15 mph), so as to prevent excessive amounts of dust.
 - All dirt/soil loads shall be secured by trimming watering or other appropriate means to prevent spillage and dust.

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- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
 - General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
 - Trucks having no current hauling activity shall not idle but be turned off. (AQ-1)
4. The Proposed Project would comply with SCAQMD Rule 402 (Nuisance), and SCAQMD Best Available Control Technology Guidelines to limit potential objectionable odor impacts during the Proposed Project's long-term operations phase. (AQ-2)
 5. The design and construction of the project shall conform to the Uniform Building Code seismic standards as approved by the Department of Building and Safety of the City of Compton. (GEO-1)
 6. The Project shall comply with the conditions contained within the Geotechnical Investigation for the Proposed Project, as it may be subsequently amended or modified by the Department of Building and Safety of the City of Compton. (GEO-2)
 7. Prior to the issuance of grading or building permits for the Proposed Project, a Notice of Intent to comply with the Construction General Permit to the State of California Regional Water Quality Control Board shall be prepared and submitted. A copy of the Notice of Intent acknowledgement from the State of California Regional Water Quality Board must be submitted to the City of Compton. (HWQ-1)
 8. Prior to the commencement of project construction, a Stormwater Pollution Prevention Plan per requirements of the National Pollutant Discharge Elimination System Construction General Permit shall be prepared and submitted to the City of Compton for review and approval. A copy of the Storm Water Pollution Prevention Plan shall be available at the construction site and shall be implemented at all times on the construction site. The Storm Water Pollution Prevention Plan shall outline the source control and/or treatment control Best Management Practices to avoid or mitigate runoff pollutants at the construction site to the maximum extent practicable. (HWQ-2)
 9. The Project Applicant shall comply with post-construction Best Management Practices requirements as detailed in the Los Angeles County Standard Urban Stormwater Mitigation Plan. (HWQ-3)
 10. Construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels. The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices to the extent feasible. (NOISE-1)
 11. Noise and ground borne vibration construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise- and vibration-sensitive land uses, and natural and/or manmade barriers (e.g., intervening construction trailers) shall be used to screen propagation of noise from such activities towards these land uses to the maximum extent possible. (NOISE-2)
 12. Barriers such as, but not limited to, plywood structures or flexible sound control curtains extending eight feet in height shall be erected around the perimeter of active construction areas wherever feasible and physically possible to minimize the amount of noise during construction on the nearby noise-sensitive uses. (NOISE-3)
 13. A construction site notice shall be provided that includes the job site address, permit number, name and phone number of the contractor and owner or owner's agent, hours of construction allowed by code, and City telephone numbers where violations can be reported. The notice shall be posted and maintained at the

- construction site prior to the start of construction and displayed in a location that is readily visible to the public. (NOISE-4)
14. Prior to the issuance of building permits for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity with their fire prevention and operational requirements. (PS-1)
 15. Prior to the issuance of building permits for the proposed project, the Project Applicant shall provide verification that the project meets all fire flow requirements determined by the Fire Department. (PS-2)
 16. The final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the Los Angeles County Sheriff's Department to ensure it conforms to their operation requirements. Security features recommended by the Sheriff's Department shall be incorporated into the Proposed Project. (PS-3)
 17. All individual buildings on-site shall have their respective street number ranges and/or letters prominently displayed in a manner that facilitates emergency vehicles. (PS-4)
 18. The following solid waste reduction efforts shall be implemented to the satisfaction of the Compton Municipal Utilities Department.
 - (*Operational*) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
 - (*Construction*) Prior to the issuance of any construction permit, the Applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The construction contractor(s) shall only contract for waste disposal services with a company that recycles construction-related wastes.
 - (*Construction*) To facilitate on-site separation and recycling of construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program. (UTIL-1)

Vesting Tentative Tract Map No. 73337 Conditions of Approval:

19. That Vesting Tentative Tract Map No. 73337 shall be contingent on adoption of Mitigated Negative Declaration No. 938 and approval and adoption of General Plan Amendment Case No. 2015-001, Change of Zone Case No. 2015-001 and approval of Conditional Use Permit Case No. 2766.
20. That in accordance with Section 28.4.23 of the Compton Municipal Code, fee in lieu of dedication of land, shall be allocated to the Department of Parks and Recreation in an amount equal to 5.3% of the fair market value of the land comprising the subdivision. That said fees shall be payable prior to issuance of certificate of occupancy for the units.
21. That the applicant and/or developer shall file with the City all deposits and bonds as the City Engineer and/or City Building Official determines as necessary to comply with Section 28-11 of the Compton Municipal Code.
22. That any required CC&R's for the subject subdivision shall be subject to review and approval by the City Attorney prior to approval of the Final Map.
23. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
24. That the applicant and/or developer shall replace and/or repair sidewalks, curbs, gutters or parkways located adjacent to the subject site along Rosecrans,

Resolution No. _____

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- Pannes or Thorson Avenue, as required and directed by the Public Works Director.
25. That grading, drainage, and hydrology plans, as required by Public Works Department, shall be submitted to and approved by the City Engineer prior to submittal of Final Map.
 26. That all utility lines (i.e. electric, street lighting, cable/satellite television, telephone, etc.) shall be placed underground.
 27. That a plan for providing water service to the subdivision, including all necessary easements and meter locations, shall be submitted to and approved by the Public Works and Water Departments prior to submission of the Final Map. Water lines, including any required upgrades shall be built to City standards.
 28. That a plan for providing sewer service to the subdivision including all necessary easements and sewer line upgrades, shall be submitted to and approved by the City Engineer and that the sewer lines, including upgrades shall be built to City standards.
 29. Elevations of all bldg pad(s) shall be above the flood level per the current L.A. CO. Flood Control Districts requirements [LACFCD]. Submit Hydrology/Hydraulics Analysis in compliance with the L.A.C.F.C.D.'s requirements for review/approval by the City.
 30. The proposed development shall comply with all applicable state or federal laws and regulations including but not limited to National Pollutant Discharge Elimination System NPDES [LID, SUSMP, etc] requirements.
 31. That a plan for internal (common area) street lighting shall be submitted to and approved by the Building and Public Works Departments prior to approval of the Final Map by the City Engineer. The lighting plan shall include provisions for maintenance and payment of lighting fees shall be included in the projects CC&R's.
 32. That prior to Final Map approval, the final site and circulation plan must be reviewed and approved by the City of Compton Fire Department to ensure the development conforms with the following but not limited to: fire hydrants, fire lanes, development access points, etc.
 33. That the number, spacing, and location of all required fire hydrants shall be reviewed and approved by the Fire and Water Departments
 34. That Vesting Tentative Parcel Map No. 73337 shall expire 24 months after Planning Commission approval except as provided under the provisions of California Government Code Section 66452.6. The subdivision proposed by Vesting Tentative Parcel Map No.72667 shall not be effective until such time that a final map is recorded.
 35. That preparation and recordation of the Final Map shall meet all requirements of the Subdivision Map Act and Chapter 28 inclusive of the Compton Municipal Code.
 36. That the Final Map shall be approved by City Council and recorded prior to issuance of a Building permits.
 37. That a copy of the Final Map and copies of all improvement plans shall be submitted to the Planning Department and Public Works Department for inclusion in project files prior to approval of the Final Map by the City Engineer.

Section 2. That a copy of this Resolution shall be filed in the Offices of the City Clerk, City Manager, City Attorney and the Planning and Economic Development Department.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2017.

Resolution No. _____
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MAYOR OF THE CITY OF COMPTON

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, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO DENY THE REQUEST TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP NO. 73337 – A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

WHEREAS, on November 9, 2016 and December 14, 2016, the Planning Commission conducted a noticed public hearing, as provided by law, related to the request of Harridge Development Group, LLC (“Applicant/Appellant”) to develop a 62-unit detached, planned condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton (“Project”); and

WHEREAS, Harridge Development Group, LLC has made the following applications in accordance with Section 30-28 and Section 28 of the Compton Municipal Code to: 1) amend the Land Use Policy Map of the General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR); 2) to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D); and 3) create a condominium map for the certain real property located at **2001 E. Rosecrans Avenue**, Compton, California and legally described as follows:

LOT 66 OF TRACT NO. 54433, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 1303 PAGES 1 THROUGH 6 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES.

WHEREAS, the Land Use Policy Map of the General Plan of the City of Compton was adopted by the City Council on December 3, 1991, by Resolution No. 16,742; and

WHEREAS, referral, publication and written notice of the proposed amendment, change of zone and subdivision were provided in accordance with Sections 65352, 65090 and 65091 of the California Government Code and Chapter 30-28 of the Compton Municipal Code (C.M.C.) prior to consideration of the request by the Planning Commission and the City Council; and

WHEREAS, Tentative Tract Map No. 73337 was processed in accordance with The Subdivision Map Act and Chapter 28 of the Compton Municipal Code (C.M.C.); and

WHEREAS, Tentative Tract Map No. 73337 complies with the State Seismic Hazards Mapping Act (SHMA) of 1999; and

WHEREAS, all environmental documents were processed in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Mitigated Negative Declaration No. 938 was prepared for the Project; and

WHEREAS, that the notice of intent along with the Initial Study/Mitigated Negative Declaration No. 938 was posted with the Los Angeles County Clerk’s Office in Norwalk, circulated for a 20 day public review period, mailed to abutting property

owners and posted on the City’s website; and

WHEREAS, the Planning Commission public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the Planning Commission public hearing notice was also advertised and published in the local Compton Bulletin newspaper on October 26, 2016 and November 2, 2016; and

WHEREAS, a Planning Commission public hearing on said requests to amend the Land Use Policy Map, change the zoning classification and subdivide the subject property to create condominiums was held before the Planning Commission on November 9, 2016 and December 14, 2016; and

WHEREAS, the Planning Commission, being fully informed, recommended approval of the General Plan Amendment No. 2015-001 to the City Council; and

WHEREAS, the Planning Commission, being fully informed, recommended denial of the Change of Zone No. 2015-001 to the City Council; and

WHEREAS, the Planning Commission, being fully informed, recommended approval of the Vesting Tentative Tract Map No. 73337 to the City Council; and

WHEREAS, the City Council public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the City Council public hearing notice was also advertised and published in the local Compton Bulletin newspaper on February 22, 2017 and March 1, 2017; and

WHEREAS, a public hearing on said request to amend the Land Use Policy Map, zoning classification and the subdivision was held before the City Council on March 7, 2017; and

WHEREAS, based on the Initial Study and Mitigated Negative Declaration prepared for the Project, the City Council found that the project has the potential to have a significant effect on the surrounding vicinity; and

WHEREAS, the City Council considered all the information presented pertaining to the Mitigated Negative Declaration No. 938 and General Plan Amendment No. 2015-001, Change of Zone No. 2015-001 and Vesting Tentative Tract Map No. 73337; and

WHEREAS, the City Council being fully informed,

FINDS

1. That all environmental documents have been processed in accordance with the California Environmental Quality Act (CEQA) guidelines.
2. That the proposed Project has the potential to degrade the quality of the environment.
3. That the proposed Project has the potential to achieve short-term goals to the disadvantage of long term environmental goals.

Resolution No. _____

Page 3

4. That the proposed Project has the potential to have impacts that are individually limited, but cumulatively considerable, when considering the proposed development in the immediate vicinity.
5. That the proposed Project has the potential to have environmental effects that will adversely affect humans, either directly or indirectly.
6. That the proposed General Plan land use amendment from Low Density Residential (LDR) to Medium Density Residential (LDR) will not be in conformance with the current zoning classification of Low Density Residential (RL) and will not achieve consistency between the General Plan and Zoning map.
7. That proposed General Plan land use amendment to Medium Density Residential (MDR) is not suitable for the subject site in that the new land use designation will not be consistent with existing low density residential land use patterns of the surrounding neighborhood.
8. That the proposed General Plan land use designation amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) has the potential to be detrimental to the surrounding area in that the project proposes a higher density than currently allowed under the Low Density Residential (RL) zone and has the potential to impact on-street parking.
9. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone will not be in conformance with the current general plan land use designation of Low Density Residential (LDR) and will therefore not achieve consistency between the General Plan and Zoning map.
10. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone is not suitable for the subject site, in that the new zoning classification will be consistent with existing low density residential land use patterns of the surrounding neighborhood.
11. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone has the potential to be detrimental to the surrounding area in that the project proposes a higher density than currently allowed under the Low Density Residential zone, but less than the maximum permitted under the Medium Density Residential zone and has the potential to adversely impact on-street parking.
12. That the proposed subdivision for condominium purposes will not comply with the current General Plan land use designation and zoning classification of Low Density Residential.
13. That the Project conforms to the State Subdivision Map Act and the State Seismic Hazards Mapping Act (SHMA) of 1999 and Chapter 28 of the Compton Municipal Code.
14. That the proposed subdivision for condominium purposes is located on a site that is physically suitable for residential development but has the potential to be detrimental to the surrounding area in that the project proposes a higher density than currently allowed under the Low Density Residential (RL) zone and has the

potential to impact on-street parking.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
RESOLVES:**

Section 1. That the request to adopt Mitigated Negative Declaration No. 938, General Plan Amendment No. 2015-001 - a request to amend the Land Use Policy Map of the General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR), Change of Zone No. 2015-001 - a request to change the zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone, and Vesting Tentative Tract Map No. 73337 - a request to create a condominium map for the property located at 2001 E. Rosecrans Ave., Compton are denied.

Section 2. That a copy of this Resolution shall be filed in the Offices of the City Clerk, City Manager, City Attorney and the Planning and Economic Development Department.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

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, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

AYES: COUNCIL MEMBERS –
NOES: COUNCIL MEMBERS –
ABSENT: COUNCIL MEMBERS –
ABSTAIN: COUNCIL MEMBERS –

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

RESOLUTION TITLE: HEARING - TO TAKE ACTION ON THE PLANNING COMMISSION'S ADVISORY DECISIONS RELATED TO MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP NO. 73337 - A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

Robert Delgadillo
DEPARTMENT MANAGER’S SIGNATURE

2/21/2017 11:51:58 AM
DATE

REVIEW / APPROVAL

Merle Greene
CITY ATTORNEY

3/2/2017 11:34:18 AM
DATE

Brandon Mims
CITY CONTROLLER

2/27/2017 10:18:54 AM
DATE

Cecil Rhambo
CITY MANAGER

2/23/2017 5:43:20 PM
DATE

Use when:	
Public Works:	When contracting for Engineering Services.
City Attorney:	When contracting for legal services; contracts that require City Attorney’s review.
Controller/Budget Officer:	Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.
Asst. City Manager/OAS:	All personnel actions.

MARCH 7, 2017

TO: MAYOR AND CITY COUNCIL MEMBERS

FROM: ROBERT DELGADILLO, (INTERIM) DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: HEARING – TO TAKE ACTION ON THE PLANNING COMMISSION’S ADVISORY DECISIONS RELATED TO MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP NO. 73337 – A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

SUMMARY

The City Council will conduct a public hearing to relative to the appeal taken by Harridge Development Group, LLC (“Applicant/Appellant”) requesting that the City Council take action to either approve or deny the following entitlements: *Mitigated Negative Declaration (MND) No. 938, General Plan Amendment (GPA) Case No. 2015-001, Change of Zone (CZ) Case No. 2015-001, and Vesting Tentative Tract Map (VTTMP) No. 73337*. The aforementioned entitlements are part of a multi-application project by the Applicant who seeks to develop a 62-unit detached, planned residential condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton (“Project”). All four (4) of the aforementioned entitlements must be approved for the Project to proceed forward.

BACKGROUND

On Wednesday, December 14, 2016, the Planning Commission concluded a public hearing on a proposal by Harridge Development Group, LLC pertaining to a request to develop a 62-unit detached, planned residential condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton. After concluding the hearing, the Planning Commission, the decision making body for conditional use permits and related environmental, denied the request to adopt Mitigated Negative Declaration (MND) No. 938 for CUP No. 2766 and denied Conditional Use Permit (CUP) Case No. 2766. The applicant has appeal Planning Commission’s decision to City Council which has been placed under a separate Agenda item.

The Planning Commission also serves as an advisory committee to City Council as it relates to general plan amendments, change of zones and subdivisions. On the same December 14th meeting, the Planning Commission voted to recommend approval to the

MITIGATED NEGATIVE DECLARATION NO. 938,
GENERAL PLAN AMENDMENT CASE NO. 2015-001,
CHANGE OF ZONE CASE NO. 2015-001, AND
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City Council of the General Plan Amendment (GPA) No. 2015-01 and the Vesting Tentative Tract Map (VTTMP) No. 73337 and recommend denial of Change of Zone (CZ) Case No. 2015-01.

Please note that the Project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, GPA, CZ or VTTMP) does not pass City Council approval. Therefore, if City Council reverses Planning Commission's decision to deny the related MND and CUP, then Council should consider approving the remaining entitlements, as the feasibility of Project is contingent on approval of all entitlements or vice versa.

STATEMENT OF THE ISSUE

The subject site is a 214,863 square foot (4.9 acre) rectangular-shaped parcel of land located on the north side of E. Rosecrans Avenue between Pannes and Thorson Avenue. The subject is currently vacant and is the last remaining portion of the old Compton Drive-in movie theatre. The site has been and remained vacant since the Old Compton drive-in movie theatre was demolished in the late 1990's or early 2000's.

Harridge Development Group, LLC is requested the following entitlements to facilitate development of the aforementioned project:

1. **Mitigated Negative Declaration No. 938 and mitigation monitoring and reporting program (MMRP)** in accordance with the California Environmental Quality Act (CEQA);
2. **General Plan Amendment Case No. 2015-001** to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR);
3. **Change of Zone 2015-001** to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D);
4. **Conditional Use Permit Case No. 2766** to allow the development of a planned condominium project; and
5. **Vesting Tentative Tract Map No. 73337** which will create condominium map.

The planned development consists of 62 townhouse style condominiums within a gated community on a 4.9 acre site. The development will be fully enclosed with 8 foot high decorative masonry walls with columns with caps and decorative metal gates. The vehicle ingress/egress to the development is along Thorson Avenue. There's a second vehicle egress only driveway along Pannes Avenue, which will also serve as ingress/egress access point for emergency vehicles only. There are no ingress/egress driveways along Rosecrans Avenue. All vehicle gates are remote operated. The main access entry point to the development along Thorson will also have guest/delivery call box located with a landscaped planter. There is sufficient room within the entry area to allow the stacking of two vehicles behind the call box without encroaching into the street. The main entry area

**MITIGATED NEGATIVE DECLARATION NO. 938,
GENERAL PLAN AMENDMENT CASE NO. 2015-001,
CHANGE OF ZONE CASE NO. 2015-001, AND
VESTING TENTATIVE TRACT MAP NO. 73337
March 7, 2017
Page 3 of 9**

has also been designed to accommodate a hammerhead turn-around for vehicles that aren't granted entrance into the development.

All 62 units have a 'townhome style' design in that all units are detached, freestanding and interior privacy fencing between the units providing a small private yard for each unit. The homes will contain a mix of four different configurations, all consisting of three (3) bedrooms and two and one-half (2.5) baths; units vary in size between 1,515 to 1,803 square feet.

All units have an attached 2-car garage. Each unit will include landscaping, patio and porch space, some units have a covered patio/2-story balcony/deck option. Refer to the table below for the breakdown.

Unit Type	No. of Units/Type	Habitable (sq. ft.)/Type	No. Bedrooms/Baths	Parking/Unit	Fenced Private Yard (sq. ft.)
Plan 1	16	1,515 sq. ft.	3/2.5	Attached 2-Car Garage	375
Plan 2	16	1,654 sq. ft.	3/2.5	Attached 2-Car Garage	463
Plan 3	15	1,803 sq. ft.	3/2.5	Attached 2-Car Garage	431
Plan 4	15	1,780 sq. ft.	3/2.5	Attached 2-Car Garage	463

The development as proposed fully complies with all development standards. The Code requires that setbacks, wall/fence heights, landscaping, open space, private open space, private storage areas shall be establish via conditions of approval as permitted by the Planned Development zone.

TYPE OF DEVELOPMENT STANDARD	ZONING CODE REQUIREMENT	PROVIDED	MEET ZONING CODE REQUIREMENT?
Lot Size*	To be establish by condition of approval	214,863 sq. ft.	Yes
Lot Width*	To be establish by condition of approval	714'6"	Yes
Lot Depth*	To be establish by	300'-5"	Yes

#8.

**MITIGATED NEGATIVE DECLARATION NO. 938,
GENERAL PLAN AMENDMENT CASE NO. 2015-001,
CHANGE OF ZONE CASE NO. 2015-001, AND
VESTING TENTATIVE TRACT MAP NO. 73337**

March 7, 2017

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	condition of approval		
Density	79 units max.	62 units max.	Yes
Maximum Building Height	35 ft.	Between 23'-4" to 24'-9"	Yes
Dwelling Unit Size	1,000 sq. ft. min. (for 3-bedroom units)	Between 1,515-1,803 sq. ft.	Yes
Building Setbacks* • Rosecrans Ave (front) • Thorson Ave. (side) • Pannes Ave. (side) • Rear (north property line)	To be establish by condition of approval	• 12'-6" from the Rosecrans Ave. property line • 9'-2" from the Thorson Ave. property line • 7'-3" from the Pannes Ave. property line • 5'-0" from the rear property line	Yes
Open Space	25% min.	51%	Yes
Private Open Space	120 sq. ft.	Between 375-463 sq. ft.	Yes
Private Storage Area	200 cubic feet min.	200 cubic feet min.	Yes
Amenities	Meeting Room plus 4 additional amenities	1. Club House with meeting and entertainment room 2. Tot Lot with play equipment 3. Half Basketball Court 4. BBQ Facility 5. Exercise Room	Yes
Parking	2-Car garage per unit plus 16 guest parking stalls	Attached 2-Car garage per unit plus 18 guest parking stalls	Yes
Landscaping*	To be establish by condition of approval	30% (64,100 sq. ft.)	Yes

MITIGATED NEGATIVE DECLARATION NO. 938,
 GENERAL PLAN AMENDMENT CASE NO. 2015-001,
 CHANGE OF ZONE CASE NO. 2015-001, AND
 VESTING TENTATIVE TRACT MAP NO. 73337
 March 7, 2017
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*** Per the Planned Development (D) zone, these development standards shall be established via conditions of approval.**

There's an additional five to six (5-6) feet of additional landscape area outside of the property line behind the sidewalk that the HOA shall be responsible for landscaping, irrigation and maintaining which will also increase the visual landscape setback on both Thorson and Pannes Ave.

General Plan Amendment

The current 1991 General Plan land use designation for the subject site is Low Density Residential (LDR). The Low Density Residential land use designation allows for a density of up to 8 dwelling units per acre. The applicant is requesting to amend the subject site's land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) which has a density between 8.1 and 17 units per acre. Based on a 4.9 acre site, the proposed MDR land use designation would allow up to 84 dwelling units. The proposed 62 dwelling units on the 4.9 acre site yields a density of 12.6 units per acre, which is significantly lower than the maximum density permitted. The proposed General Plan Amendment would be consistent with the land use designation of 'Medium Density Multifamily Residential' proposed under the City's draft General Plan 2030, for the subject site, which will have a density of 12.1 to 34 units per net acre and envisions the following types of development: apartment complexes, town-homes, condominium projects.

For comparison, below you'll find statistics for existing condominium projects located within the City:

Project Name	Address	Development Type	Total No. of Units	Project Site Size (acres)	Zoning	Density (Dwelling units per acre)
Calvary Palms	900 S. Dwight Ave.	Attached with no private yard.	28	1.58 Ac	RM	17.7 du/ac
Willow Walk	500 N. Willowbrook Ave.	Attached with no private yard.	136	6.5 Ac	RH	20.9 du/ac
Alameda St. & Myrrh St.	501 S. Alameda St.	Both Attached and Detached with no private yard.	28	1.88 Ac	RM	14.89 du/ac
Alondra Blvd. & Kemp Ave.	800 Block of W. Alondra Blvd.	Attached with no yard.	62	2.5 Ac	RH	24.8 du/ac

#8.

MITIGATED NEGATIVE DECLARATION NO. 938,
GENERAL PLAN AMENDMENT CASE NO. 2015-001,
CHANGE OF ZONE CASE NO. 2015-001, AND
VESTING TENTATIVE TRACT MAP NO. 73337
March 7, 2017
Page 6 of 9

Racquet Club	100 Block of Racquet Club Dr.	Attached with private yard.	102	9.2 Ac	RH	11.1 du/ac
--------------	-------------------------------	-----------------------------	-----	--------	----	------------

Staff supports the general plan amendment since the City is already proposing to change the land use of the entire subject site to Medium Residential under the proposed 2030 General Plan and the site is already intended for residential development under the current General Plan. Lastly, planned residential condominium projects are permitted, subject to approval of a conditional use permit, in only the medium or high density residential zones; the low density residential zone is not eligible for condominiums. Hence the applicant's request for a change of zone from low density residential (RL) to medium density residential (RM). The propose project will serve as a transition development from the heavily trafficked Rosecrans Avenue, eliminate blight, provide greater housing opportunities, provide a different type of housing product and help encourage additional development in the area.

Change of Zone and Conditional Use Permit

The current zoning classification for the subject site is Low Density Residential (RL) which allows lots with a minimum lot size of 5,000 square feet and only allows one unit per lot. The applicant is requesting to change the zone of the subject site from Low Density Residential (RL) to Medium Density Residential (RM) which also requires a minimum lot size of 5,000 square feet but allows multiple units on the lot. Planned residential condominium projects are permitted, subject to approval of a conditional use permit, in only the medium or high density residential zones; the low density residential (RL) zone is not eligible for condominiums. Hence the applicants request for approval of a General Plan Amendment, Change of Zone and a Conditional Use Permit. As previously discussed, the Planning Commission denied Conditional Use Permit Case No. 2766 which the applicant has appealed to City Council. If Planning Commission's decision to deny CUP No. 2766 is not reversed by City Council, the project as proposed will end the project.

The CUP creates a Planned Development "D" overlay zone that is combined with the underlying RM zone to create the RM-D zone. The Planned Development (D) zone provides greater land use control than is provided by the base zone where public good could be better served by individualized land use regulations. The Planned Development zone also provides flexibility in creating site specific development standards (i.e. lot size, lot width, lot depth, setbacks, fence/wall heights, etc.) but also requires additional amenities and requirements such open space, private open space, private storage areas, etc.

Staff supports the proposed change of zone subject to approval and adoption of the General Plan Amendment. The change of zone will make the Zoning map consistent with the General Plan Map. Staff is also supportive of 62-unit, detached, gated, planned

**MITIGATED NEGATIVE DECLARATION NO. 938,
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CHANGE OF ZONE CASE NO. 2015-001, AND
VESTING TENTATIVE TRACT MAP NO. 73337
March 7, 2017
Page 7 of 9**

condominium project on the subject site in that the project has the potential to serve as a transition development from the heavily trafficked Rosecrans Avenue, eliminate blight and help encourage additional development in the area. Additionally, the project will provide greater housing opportunities and will further the City's goal of upgrading its new housing stock to attract move-up buyers as well as provide opportunities for first-time homebuyers.

Phase I Environmental Site Assessment (PESA)

A Phase I Environmental Site Assessment (PESA) was conducted for the subject site by PIC Environmental Services. According the report, the PESA report was prepared in accordance current ASTM Standards and the report satisfies "All Appropriate Inquiries" guidelines established by the Federal Environmental Protection Agency (EPA). The PESA report determined the following: 1) No documented, historic occurrence of petroleum or hazardous materials contamination or environmental impairments was discovered at the subject property, 2) No potential existing or historic onsite sources of petroleum or hazardous materials contamination were discovered, 3) PIC concluded that the site lacks significant environmental impairments (Recognized Environmental Conditions), and 4) PIC recommended no additional investigation. A copy of the PESA can be found in the Final IS/MND as appendix 'D'.

Traffic Impact Study

A Traffic Impact Analysis/Study was also prepared for the proposed development by Overland Traffic Consultants, Inc. The report evaluated the potential traffic impacts created by the proposed development. According to the report is it estimated that the proposed project when completed and occupied will generate an increase of up to 360 daily vehicle trips with 27 trips during the am peak hour and 32 trips during the pm peak hour. Four major intersections were studied (E. Rosecrans Ave. & Thorson Ave., E. Rosecrans Ave. & Pannes Ave., E. Rosecrans Ave. and Bullis Rd. and E. Rosecrans Ave. & Atlantic Ave.). The study concluded that added traffic volume generated by the proposed development would not significantly impact the four (4) study intersections. The study evaluated potential traffic growth of the proposed development plus the added future traffic conditions and determined that no significant traffic impacts were identified with the proposed development and therefore no traffic mitigation measures were proposed. A copy of the Traffic Study can be found in the Final IS/MND as appendix 'F'.

Vesting Tentative Tract Map

The Vesting Tentative Tract Map is required in order to facilitate the creation of condominiums and allow the units to be sold individually. One lot is proposed with airspace rights for 62 dwelling units.

State Seismic Hazards Mapping Act (SHMA) and Liquefaction

The Seismic Hazards Mapping Act requires site-specific geotechnical investigations be conducted within the Zones of Required Investigation to identify and evaluate seismic

#8.

MITIGATED NEGATIVE DECLARATION NO. 938,
GENERAL PLAN AMENDMENT CASE NO. 2015-001,
CHANGE OF ZONE CASE NO. 2015-001, AND
VESTING TENTATIVE TRACT MAP NO. 73337

March 7, 2017

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hazards and formulate mitigation measures prior to permitting most developments designed for human occupancy. The purpose of the geotechnical report is to identify areas subject to liquefaction and to provide mitigation measures to be applied during construction to reduce the impacts of seismic activity. In March of 1999 the State of California issued a map indicating areas within Los Angeles County that contained soils that may be subject to liquefaction (ground shaking magnified by the presence of high water table) in the event of seismic activity. The project site is located on that map therefore a geotechnical report must be prepared and considered prior to the approval of a subdivision. The applicant submitted a geotechnical report prepared by Irvine Geotechnical Inc., the report was reviewed by the City's geotechnical consultant, Smith-Emery Geo Services, who determined that the report was adequate and met the requirements of the SHMA.

The City's internal departments (i.e. Building & Safety, Fire, Planning, Public Works, Water, Sheriff's, etc.), which also serve as the Site and Subdivision Committee, have formally reviewed the project in its entirety and have no objections with the project subject to the incorporation of the conditions of approval.

Environmental Review:

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) an Initial Study (IS) for the project was prepared by Parker Environmental Consultants on behalf of the City of Compton. The City of Compton, in its capacity as Lead Agency, has determined that the proposed project requires a Mitigated Negative Declaration and mitigation monitoring plan, as part of its environmental review. A Mitigated Negative Declaration (MND) is a determination that the proposed project will not have a significant effect on the environment with the implementation of the 18 mitigation measures. All 18 mitigation measures have been incorporated into the report as conditions of approval. The initial study/MND environmental document was posted in the LA County Clerk office in Norwalk, posted on the City of Compton, Community Development Department's webpage and circulated to service providers, public agencies and adjacent property owners for a 20 day public review period from August 11, 2016 to August 31, 2016. Only two agencies (MTA and LA County of Sanitation) provided comments and the IS/MND was subsequently revised to address comments. The comments were minor in nature; MTA wants to be notified at least 30 days prior to commencement of grading/construction, of any impacts to MTA buses operating along Rosecrans Ave. and LA County Sanitation made minor corrections to the draft Utilities section of the Initial Study and inform the developer of a sewer connection fee requirement prior to obtaining permit.

FINANCIAL IMPACT

None.

MITIGATED NEGATIVE DECLARATION NO. 938,
 GENERAL PLAN AMENDMENT CASE NO. 2015-001,
 CHANGE OF ZONE CASE NO. 2015-001, AND
 VESTING TENTATIVE TRACT MAP NO. 73337
 March 7, 2017
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NOTICING

In accordance with both State and Municipal Code requirements, a City Council public hearing was advertised on the **February 22, 2017 and March 1, 2017** Compton Bulletin newspaper. Additionally, City Council public hearing notices were mailed to both owners and occupants located within 500 feet of the subject site, utility/service providers, the applicant/developer and all persons who appeared before the Planning Commission that fully completed a Planning Commission speaker form in connection to this item. Lastly, legal notice has been provided in accordance with Section 65352 of the California Government Code.

RECOMMENDATION (ACTION ITEMS)

It should be noted once again that the Project, as currently proposed, cannot move forward if any component of the requested entitlements (i.e. MND, CUP, GPA CZ or TTMP, etc.) does not get approved by City Council. Staff recommends that City Council render its decision on whether to **approve** or **deny** the following entitlements:

1. **Mitigated Negative Declaration No. 938 and mitigation monitoring and reporting program (MMRP)** in accordance with the California Environmental Quality Act (CEQA);
2. **General Plan Amendment Case No. 2015-001** to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR);
3. **Change of Zone 2015-001** to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D);
4. **Conditional Use Permit Case No. 2766** to allow the development of a planned condominium project; and
5. **Vesting Tentative Tract Map No. 73337** which will create condominium map.

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

APPROVED FOR FORWARDING:

**CECIL W. RHAMBO
 CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO DENY THE REQUEST TO ADOPT MITIGATED NEGATIVE DECLARATION NO. 938, GENERAL PLAN AMENDMENT CASE NO. 2015-001, CHANGE OF ZONE CASE NO. 2015-001, AND VESTING TENTATIVE TRACT MAP NO. 73337 – A REQUEST BY HARRIDGE DEVELOPMENT GROUP, LLC (APPLICANT) TO DEVELOP A 62-UNIT DETACHED, PLANNED RESIDENTIAL CONDOMINIUM DEVELOPMENT ON A 4.9 ACRE LOT LOCATED AT 2001 E. ROSECRANS AVENUE IN THE CITY OF COMPTON

WHEREAS, on November 9, 2016 and December 14, 2016, the Planning Commission conducted a noticed public hearing, as provided by law, related to the request of Harridge Development Group, LLC (“Applicant/Appellant”) to develop a 62-unit detached, planned condominium development on a 4.9 acre lot located at 2001 E. Rosecrans Avenue in the City of Compton (“Project”); and

WHEREAS, Harridge Development Group, LLC has made the following applications in accordance with Section 30-28 and Section 28 of the Compton Municipal Code to: 1) amend the Land Use Policy Map of the General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR); 2) to change the zoning classification from Low Density Residential (RL) to Medium Density Residential with a Planned Development overlay zone (RM-D); and 3) create a condominium map for the certain real property located at **2001 E. Rosecrans Avenue**, Compton, California and legally described as follows:

LOT 66 OF TRACT NO. 54433, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE MAP RECORDED IN BOOK 1303 PAGES 1 THROUGH 6 INCLUSIVE, OF MAPS, IN THE OFFICE OF THE RECORDER OF LOS ANGELES.

WHEREAS, the Land Use Policy Map of the General Plan of the City of Compton was adopted by the City Council on December 3, 1991, by Resolution No. 16,742; and

WHEREAS, referral, publication and written notice of the proposed amendment, change of zone and subdivision were provided in accordance with Sections 65352, 65090 and 65091 of the California Government Code and Chapter 30-28 of the Compton Municipal Code (C.M.C.) prior to consideration of the request by the Planning Commission and the City Council; and

WHEREAS, Tentative Tract Map No. 73337 was processed in accordance with The Subdivision Map Act and Chapter 28 of the Compton Municipal Code (C.M.C.); and

WHEREAS, Tentative Tract Map No. 73337 complies with the State Seismic Hazards Mapping Act (SHMA) of 1999; and

WHEREAS, all environmental documents were processed in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) an Initial Study and Mitigated Negative Declaration No. 938 was prepared for the Project; and

WHEREAS, that the notice of intent along with the Initial Study/Mitigated Negative Declaration No. 938 was posted with the Los Angeles County Clerk’s Office in Norwalk, circulated for a 20 day public review period, mailed to abutting property

owners and posted on the City’s website; and

WHEREAS, the Planning Commission public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the Planning Commission public hearing notice was also advertised and published in the local Compton Bulletin newspaper on October 26, 2016 and November 2, 2016; and

WHEREAS, a Planning Commission public hearing on said requests to amend the Land Use Policy Map, change the zoning classification and subdivide the subject property to create condominiums was held before the Planning Commission on November 9, 2016 and December 14, 2016; and

WHEREAS, the Planning Commission, being fully informed, recommended approval of the General Plan Amendment No. 2015-001 to the City Council; and

WHEREAS, the Planning Commission, being fully informed, recommended denial of the Change of Zone No. 2015-001 to the City Council; and

WHEREAS, the Planning Commission, being fully informed, recommended approval of the Vesting Tentative Tract Map No. 73337 to the City Council; and

WHEREAS, the City Council public hearing notices were sent to both owners and occupants located within five hundred (500) feet of the subject property; and

WHEREAS, the City Council public hearing notice was also advertised and published in the local Compton Bulletin newspaper on February 22, 2017 and March 1, 2017; and

WHEREAS, a public hearing on said request to amend the Land Use Policy Map, zoning classification and the subdivision was held before the City Council on March 7, 2017; and

WHEREAS, based on the Initial Study and Mitigated Negative Declaration prepared for the Project, the City Council found that the project has the potential to have a significant effect on the surrounding vicinity; and

WHEREAS, the City Council considered all the information presented pertaining to the Mitigated Negative Declaration No. 938 and General Plan Amendment No. 2015-001, Change of Zone No. 2015-001 and Vesting Tentative Tract Map No. 73337; and

WHEREAS, the City Council being fully informed,

FINDS

- 1. That all environmental documents have been processed in accordance with the California Environmental Quality Act (CEQA) guidelines.
- 2. That the proposed Project has the potential to degrade the quality of the environment.
- 3. That the proposed Project has the potential to achieve short-term goals to the disadvantage of long term environmental goals.

Resolution No. _____

Page 3

4. That the proposed Project has the potential to have impacts that are individually limited, but cumulatively considerable, when considering the proposed development in the immediate vicinity.
5. That the proposed Project has the potential to have environmental effects that will adversely affect humans, either directly or indirectly.
6. That the proposed General Plan land use amendment from Low Density Residential (LDR) to Medium Density Residential (LDR) will not be in conformance with the current zoning classification of Low Density Residential (RL) and will not achieve consistency between the General Plan and Zoning map.
7. That proposed General Plan land use amendment to Medium Density Residential (MDR) is not suitable for the subject site in that the new land use designation will not be consistent with existing low density residential land use patterns of the surrounding neighborhood.
8. That the proposed General Plan land use designation amendment from Low Density Residential (LDR) to Medium Density Residential (MDR) has the potential to be detrimental to the surrounding area in that the project proposes a higher density than currently allowed under the Low Density Residential (RL) zone and has the potential to impact on-street parking.
9. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone will not be in conformance with the current general plan land use designation of Low Density Residential (LDR) and will therefore not achieve consistency between the General Plan and Zoning map.
10. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone is not suitable for the subject site, in that the new zoning classification will be consistent with existing low density residential land use patterns of the surrounding neighborhood.
11. That the change of zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone has the potential to be detrimental to the surrounding area in that the project proposes a higher density than currently allowed under the Low Density Residential zone, but less than the maximum permitted under the Medium Density Residential zone and has the potential to adversely impact on-street parking.
12. That the proposed subdivision for condominium purposes will not comply with the current General Plan land use designation and zoning classification of Low Density Residential.
13. That the Project conforms to the State Subdivision Map Act and the State Seismic Hazards Mapping Act (SHMA) of 1999 and Chapter 28 of the Compton Municipal Code.
14. That the proposed subdivision for condominium purposes is located on a site that is physically suitable for residential development but has the potential to be detrimental to the surrounding area in that the project proposes a higher density than currently allowed under the Low Density Residential (RL) zone and has the potential to impact on-street parking.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON
RESOLVES:**

Section 1. That the request to adopt Mitigated Negative Declaration No. 938, General Plan Amendment No. 2015-001 - a request to amend the Land Use Policy Map of the General Plan from Low Density Residential (LDR) to Medium Density Residential (MDR), Change of Zone No. 2015-001 - a request to change the zone from Low Density Residential (RL) to Medium Density Residential with a Planned Development Overlay (RM-D) zone, and Vesting Tentative Tract Map No. 73337 - a request to create a condominium map for the property located at 2001 E. Rosecrans Ave., Compton are denied.

Section 2. That a copy of this Resolution shall be filed in the Offices of the City Clerk, City Manager, City Attorney and the Planning and Economic Development Department.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2017.

MAYOR OF THE CITY OF COMPTON

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, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2017.

That said Resolution was adopted by the following vote, to wit:

**AYES: COUNCIL MEMBERS-
NOES: COUNCIL MEMBERS-
ABSENT: COUNCIL MEMBERS-
ABSTAIN: COUNCIL MEMBERS-**

CITY CLERK OF THE CITY OF COMPTON

WARRANTS APPROVED BY COUNCIL

<u>Warrant #</u>	<u>Date</u>	<u>Name</u>	<u>Services Provided</u>	<u>Amount</u>	<u>Amount Paid Year to Date</u>
2380313	2/28/17	Carmenita Ford truck sales	Maintenance and repair of emergency vehicles	\$1,800.00	\$5,300.36
Requested by Fire					
238318	2/28/17	Diesel Tune 1	Maintenance and repair of Paramedic Squads & Ambulances	\$1,784.83	\$6,571.30
Requested by Fire					
238332	2/28/17	Image Management Systems	Imaging of cash receipts	\$3,868.88	\$26,170.19
Requested by City Treasurer					
238238	2/23/17	International Code Council	2016 Energy Standards and Fire code books	\$320.00	\$6,874.44
Requested by Building & Safety					

I hereby certify that the above demands in the amount of **\$7,773.71** were approved at a regular meeting of the City Council and reject _____ as of March 7, 2017.

Council Member

Council Member

City Manager

I hereby certify that the Finance Committee at a regular meeting of the City Council on March 7, 2017 allowed the above demands.

Alita Godwin
City Clerk

CUSTOMER #: 6315115

UNIT# 441

126622



INVOICE



P.O. Box 88 · Santa Ana, CA 92702-0088
13443 E. Freeway Dr. · Santa Fe Springs, CA 90670
(562) 921-1411 * (714) 523-3020

COMPTON FIRE DEPARTMENT

201 S ACACIA AVE

COMPTON, CA 90220-3102

HOME: 310-631-5115 CONT: 310-631-5115

BUS: 310-631-5115 CELL:

PAGE 2

SERVICE ADVISOR: 73 MICHELLE SAWYER

COLOR		YEAR	MAKE/MODEL		VIN		UNIT	MILEAGE IN/ OUT		TAG
		08	FORD E350		1FDSS34P18DB42949			118904/118938		T064
DEL DATE		PROD. DATE	WARR. EXP.	PROMISED		PO NO.	RATE	PAYMENT		INV. DATE
17FEB10 DD				17:00 10APR16		HARPER	0.00	CB		15APR16
R.O. OPENED			READY		OPTIONS: W-COMP:G DLR:CTC					

LINE	OPCODE	TECH	TYPE	HOURS	LIST	NET	TOTAL
PARTS:	315.62	LABOR:	1455.97	OTHER:	0.00	TOTAL LINE D:	1771.59
118904 VERIFIED CUSTOMER CONCERN TRUCK LACKING POWER, PERFORMED EGR TEST, FAILED, INSPECTED MAP HOSE, HOSE WAS BRITTLE AND TEARING, RECOMMENDED REPLACING EGR VALVE AND CLEAN INTAKE INTERNALLY, REPLACED MAP HOSE, ALL OK AT THIS TIME EXCEPT FUEL LEAK AND 4 FAULTY BATTERIES THAT CUSTOMER DECLINED SEE LINEC MILES 118904/118938							

E** REPLACE FOUR BATTERIES
20 MISCELLANEOUS REPAIRS

	482	CFL				0.00	0.00
PARTS:	0.00	LABOR:	0.00	OTHER:	0.00	TOTAL LINE E:	0.00
118904 DECLINED BATTERIES							

EST: 290.00 25MAR16 13:38 SA: 73

EST: 3,500.00 29MAR16 11:21 SA: 73

CONTACT: HARPER

FUEL LEAK REPAIR, EGR VALVE AND INTAKE
CLEANING

Paid By	AN
V#	00153195 (F)
PO #	17-00046(1494.64) & 17-01063(305.36) (F)
A/C #	100169-0000-4529
A/C #	

***** E.P.A. I.D. NUMBER *****
***** CAL000355924 *****

Direct Parts Line
(800) 825-7278

NOTICE TO CONSUMER:
I acknowledge notice and oral approval of any additional customer or warranty work performed and/or increase in the original estimate price. I also acknowledge and approve all repairs as itemized and/or receipt of vehicle. I also acknowledge receipt of additional consumer warranty and service information contained in the Warranty Disclaimer.

ORIGINAL ESTIMATE \$ _____ AUTHORIZED REVISED ESTIMATE \$ _____

CUSTOMER SIGNATURE

X

DESCRIPTION	TOTALS
LABOR AMOUNT	1455.97
PARTS AMOUNT	315.62
GAS, OIL, LUBE	0.00
SUBLET AMOUNT	0.00
SHOP SUPPLIES/ADJ.	0.00
TOTAL CHARGES	1771.59
LESS INSURANCE	0.00
SALES TAX	28.41
PLEASE PAY THIS AMOUNT	1800.00

EPA # CAL 000355924 BAR # 262587

ORIGINAL INVOICE

C#9. IR #: 6315115
UNIT# 441

126622



INVOICE

P.O. Box 88 · Santa Ana, CA 92702-0088
13443 E. Freeway Dr. · Santa Fe Springs, CA 90670
(562) 921-1411 * (714) 523-3020

COMPTON FIRE DEPARTMENT
201 S ACACIA AVE
COMPTON, CA 90220-3102
HOME:310-631-5115 CONT:310-631-5115
BUS: 310-631-5115 CELL:

PAGE 1

SERVICE ADVISOR: 73 MICHELLE SAWYER

COLOR	YEAR	MAKE/MODEL	VIN	UNIT	MILEAGE IN/OUT	TAG	
	08	FORD E350	1FDSS34P18DB42949		118904/118938	T064	
DEL DATE	PROD. DATE	WARR. EXP.	PROMISED	PONO.	RATE	PAYMENT	INV. DATE
17FEB10 DD			17:00 10APR16	HARPER	0.00	CB	15APR16
R.O. OPENED		READY		OPTIONS: W-COMP:G DLR:CTC			
13:38 25MAR16		12:19 15APR16					

LINE	OPCODE	TECH	TYPE	HOURS	LIST	NET	TOTAL
------	--------	------	------	-------	------	-----	-------

A PERFORM TIRE PRESSURE INSPECTION SET ALL TIRE PRESSURES TO MANUFACTURER SPECIFICATIONS,
CTP PERFORM TIRE PRESSURE INSPECTION SET ALL TIRE PRESSURES TO MANUFACTURER SPECIFICATIONS,
482 CFL 0.00 0.00 0.00 0.00 TOTAL LINE A: 0.00
118904 CHECKED AND ADJUSTED AIR PRESSURES TO MANUFACTURER SPECIFICATIONS IN THIS ORDER: LF,RF,LR,RR VEHICLE OVER 10,000 GVW

B PERFORM 21 POINT QUALITY INSPECTION.
C040 PERFORM 21 POINT QUALITY INSPECTION.
482 CFL 0.00 0.00 0.00 0.00 TOTAL LINE B: 0.00
PARTS: 0.00 LABOR: 0.00 OTHER: 0.00

C CUSTOMER STATES THERE IS A FUEL LEAK C&A
12 ENGINE
482 CFL 0.00 0.00 0.00 0.00 TOTAL LINE C: 0.00
PARTS: 0.00 LABOR: 0.00 OTHER: 0.00
118904 VERIFIED CUSTOMER CONCERN TRUCK LEAKING FUEL AT FUEL REGULATOR AND LEAKING AT FUEL TANK. CUSTOMER DECLINED FUEL TANK LEAK INSPECTION AND REPAIR. INSTALLED NEW FUEL REGULATOR KIT. TRUCK HAS MULTIPLE LEAKS TRANS AND DIFF LEAKS. CUSTOMER DECLINED ALL OTHER REPAIRS ONLY HAS \$1800.00 BUDGET

D CUSTOMER STATES ENGINE IS LOSING POWER C&A
12 ENGINE
482 CFL 1455.97 1455.97
1 5C3Z*9F452*ARM REMAN VALVE ASY - MODULATOR 407.94 196.13 196.13
CORE CHARGE C 37.50 37.50
2 3C3Z*9439*AA GASKET - INTAKE MANIFOLD 25.51 12.26 24.52
1 4C2Z*9L474*AA HOSE 45.86 22.05 22.05
-1 5C3Z*9F452*ARM CORE RETURN 407.94 37.50 -37.50
1 4C2Z*9T517*AA KIT - PRESSURE REGULATOR 132.99 63.94 63.94
2 PM*4*A BRAKE CLEANER 9.33 4.49 8.98

Direct Parts Line
(600) 825-7278

NOTICE TO CONSUMER: I acknowledge notice and oral approval of any additional customer or warranty work performed and/or increase in the original estimate price. I also acknowledge and approve all repairs as itemized and/or receipt of vehicle. I also acknowledge receipt of additional consumer warranty and service information contained in the Warranty Disclaimer.		DESCRIPTION	TOTALS
ORIGINAL ESTIMATE \$		LABOR AMOUNT	
AUTHORIZED REVISED ESTIMATE \$		PARTS AMOUNT	
CUSTOMER SIGNATURE		GAS, OIL, LUBE	
X		SUBLET AMOUNT	
		SHOP SUPPLIES/ADJ.	
		TOTAL CHARGES	
		LESS INSURANCE	
		SALES TAX	
		PLEASE PAY THIS AMOUNT	



Diagnostic and Tune-up Service for Diesel Autos
and Trucks - All Makes and Models - Foreign and Domestic

10780 Fairford Avenue
Downey, CA 90241-3166
(562) 929-6554

#9.

REPAIR ORDER #

DATE: 11/21/16 02:05 pm

PAGE: 1

CUSTOMER: Compton Fire
ADDRESS: 950 W. Walnut
CITY: Compton CA 90220
PHONE 1: 562-618-1011
PHONE 2: 310-632-8414

VEHICLE: 05 Ford E-350 Econoline
LICENSE: 1219351
V.I.N.: 1FDSS34P45HA03855 08/04
ENGINE: Cyl V8 Disp 6.0L
MILEAGE: 143615

PARTS

LABOR

QUAN	PART NUMBER	DESCRIPTION	PRICE	OP	TECH	DESCRIPTION	PRICE
1.0	PW491	Pump, Water	272.32	01	2	CHECK FOR TURBO HOSE	105.00
1.0	BT73	Tensioner	189.05			CUSTOMER STATES THERE WAS A LOUD POP	
1.0	YS292	TENSIONER	50.24			CAME FROM ENGINE WHILE DRIVING.	
1.0	YS336	Idler Pulley	65.94	02	2	MOTOR MOUNTS NUT LOO	262.50
1.0	JK81304A	SER[ENTINE BEL	84.61			FOUND 1 NUT MISSING FROM RIGHT FRONT	

03
04
2 WATER PUMP 682.50
2 Tire Pressure Test 0.00
California Required Tire Pressure
Test. This is a mandated pressure test
only. No warranty of tire condition or
age is implied or given unless noted.
Checked & inflated vehicle tires to
the recommended tire pressure rating.

Paid By *AN*
V# 15008313
17PC000650 (163.53) *PAID 11-21-16*
A/C 101.69.0000.4229
A/C PO #501066

Give to sam

11-29-16

RECOMMENDED REPAIRS

RECOMMEND OUTER TIE RODS, UPPER AND LOWER BALL JOINTS.

1 11/14 04:36pm 210.00
Compton Fire
Ph:NA

All new parts/labor supplied and installed by us will have a limited warranty of 12 mo. or 12,000 miles, whichever comes first. We will repair free of charge any defects in material and workmanship. All work is to be done in our shop only. Storage fee is \$15.00 per day beginning three days after completion.

Still owe

I acknowledge notice and oral approval of an increase in the original estimated price. X CUSTOMER ACKNOWLEDGEMENT

I hereby authorize the repair work listed heron, including sublet work, to be done along with necessary materials. You and your employees may operate the described vehicle for purposes of testing, inspection or delivery at my risk. An express lien is acknowledged on said vehicle to secure the amount of repairs thereto. You will not be held responsible for loss or damage to vehicle or articles left in vehicle in case of fire, theft, accident, or any other cause beyond your control. Customer agrees to pay all collection costs and/or attorney's fees in the event default is made in any payment due. If automobile is returned to customer without repair service being performed, a diagnostic and handling fee (including reassembling) may be chare. I have read and understand the above and acknowledge receipt of an estimate.

CUSTOMER SIGNATURE X DATE

CUSTOMER SIGNATURE X DATE

Buyer hereby acknowledges receipt of merchandise and services set forth herein and a sales invoice.

LABOR: \$ 1,050.00
PARTS: \$ 662.16
SUBLET: \$ 0.00
HAZ WASTE: \$ 12.00
SUPPLIES: \$ 0.00
TAX: \$ 60.67
TOTAL: \$ 1784.83

PAID: \$ 0.00
DUE: \$ 1,784.83

READ IMPORTANT INFORMATION ON REVERSE SIDE

#9.



Image Management Systems, Inc.

981 WEST ROSECRANS AVENUE
COMPTON, CA 90222-3823
(310) 669-9200

INVOICE

INVOICE INVOICE DATE

8252

Feb 1, 2017

CUSTOMER ORDER NO.

24,091

SOLD TO

COMPTON CITY HALL
CONTROLLER'S OFFICE
205 S. WILLOWBROOK AVENUE
COMPTON, CA 90220
USA

SHIP TO

COMPTON CITY HALL
TREASURE'S OFFICE
205 S. WILLOWBROOK AVENUE
COMPTON, CA 90220
USA

DESCRIPTION

QUANTITY

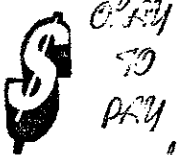
PRICE

AMOUNT

100	IMAGING CASH_RCPTS 2012-2015	16696	0.10	1,669.60
110	INDEXING	1409	0.08	112.72
120	DOCUMENT PREPARATION	33392	0.03	1,001.76
150	PDF CONVERSION/INDEXING	16696	0.05	834.80
135	MAINTENANCE	2	125.00	250.00

Paid By	<i>OK</i>
V#	00398613
PO #	17-01086
A/C #	1001-44-0000-4217 (3000.00)
A/C #	1001-44-0000-4249 (868.88)

(F)



approved by: *BM*

00398613
1001-44-0000-4217
53.00
1001-44-0000-4249
44R00571

REMARKS:

DOCUMENT IMAGES AT YOUR FINGER-TIPS!

Subtotal
Sales Tax

\$ 3,868.88

TERMS:

PAY THIS
TOTAL AMOUNT

\$ 3,868.88


International Code Council

4051 W. Flossmoor Rd.
Country Club Hills IL 60478
888-422-7233 x33816
708-799-2300 x33816
Collections@iccsafe.org

Attend a Code Council Institute or
Webinar. For Details, go to
www.iccsafe.org/training.

CUSTOMER COPY
INVOICE

Invoice No
1000756684

Invoice Date
2/8/2017

Due Date
2/8/2017

Bill To: City of Compton Building & Safety
Jerry Durant
205 S Willowbrook Ave
Compton CA 90220-3190

Ship To: Renato Cagaido
205 S Willowbrook Ave
Compton CA 90220-3190

Order No.	Customer ID	Purchase Order No.	Shipping Method	Entered By	Payment Terms
100367514	0136290		FEDEX NOCHG	dbo	UPONRECEIPT
Item Number	Description	Shipped	Unit Price	Ext. Price	
2812SM171	NEW FOR 2016 CA ENERGY STANDARDS (3/0	1	\$160.00	\$160.00	
2415SM172	'16 CA FIRE SIG CHANGES (03/07)CA	1	\$160.00	\$160.00	

Approved to pay
as original

Paid By
 V# 10003486
 PO # 17-01077
 A/C # 1001.77.0000.4273
 A/C #
 (F)

Net Invoice	Sales Tax	Freight/S&H	Total	Payments	Total Amount Due
\$320.00	\$0.00	\$0.00	\$320.00	\$0.00	\$320.00



DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT TO ENSURE PROPER CREDIT

City of Compton Building & Safety
205 S Willowbrook Ave
Compton CA 90220-3190

Cust ID 0136290
Invoice # 1000756684
Due Date 2/8/2017
Amount \$320.00

☐ CHECK OR MONEY ORDER ENCLOSED
(MAKE PAYABLE TO ICC - U.S. \$ ONLY- INCLUDE INVOICE # ON CHECK)

☐ CHARGE TO CREDIT CARD ☐ VISA ☐ MC ☐ DISC ☐ AMEX

CARD # _____ CVV _____ Exp Date _____
STREET _____ CITY _____ STATE _____ ZIP _____

SIGNATURE _____

PRINTED NAME _____

REMIT TO:

International Code Council, Inc.
25442 Network Place
Chicago IL, 60673-1254

0136290 1000756684 0000032000 7

