Members of the public may address the City Council on any item shown on the agenda or matter of the Council's authority after completion of "Request to Address the Council Form" available in the lobby of the Council Chambers. This form must be completed 15 minutes prior to the scheduled meeting time. Pursuant to Section 54957.5 of the California Government Code, Any writings (Except for those writings which are exempt from disclosure) which are distributed to all or a majority of the members of the City Council are available for public inspection in the lobby of the City Council Chambers and in the office of the City Clerk during regular business hours.

COMPTON CITY COUNCIL
AGENDA
01/18/2022
5:30 PM

Closed Session 4:30 P.M.
Public Meeting 5:30 P.M.

CITY COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE
COMPTON, CALIFORNIA 90220

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS ON CLOSED SESSION AGENDA ITEMS

(Persons wishing to address the City Council on the Closed Session items may do so at this time. Comments are limited to one (1) minute per speaker and shall be limited to Closed Session agenda items)

CLOSED SESSION – 4:30 p.m.

PUBLIC EMPLOYEE APPOINTMENT
Title: City Manager
Pursuant to Government Code Section 54957 (b)(1)

PUBLIC EMPLOYEE TEMPORARY APPOINTMENT
Title: City Manager
Pursuant to California Government Section 54957

RECESS TO CLOSED SESSION

PUBLIC MEETING – 5:30 P.M.

HEARINGS

5:35 P.M. - PUBLIC HEARING - MITIGATED NEGATIVE DECLARATION CASE NO. 950, GENERAL PLAN AMENDMENT CASE NO. 2021-002 AND TENTATIVE TRACT MAP NO. 83433 CASE NO. 2021-002

5:45 P.M. - PUBLIC HEARING - ORDERING THE VACATION OF RIGHT-OF-WAY AT 1435 S. SANTA FE AVENUE (STREET VACATION NO. 21-001)

OPENING

REPORT ON CLOSED SESSION ACTION(S)

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. CERTIFICATE RECOGNITION - 2021 Third District Toy Giveaway - Compton Alumnae Chapter of Delta Sigma Theta Inc., Connecting Compton, Esperanza Health and Wellness Center, Pacific Drayage Services, Pizza Studio Compton, Ilu Johnson, Sandra Lightner (Councilman Bowers)

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

2. DECEMBER 21, 2021
   DECEMBER 27, 2021- Special

PUBLIC WORKS DEPARTMENT

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE STATE WATER RESOURCES CONTROL BOARD FOR THE ANNUAL WASTE DISCHARGE PERMIT FEES ($17,834)

REGULAR AGENDA

CITY MANAGER'S REPORT

4. PRESENTATION - ROLE OF VARIOUS CITY STAFF IN THE PENSION AND OTHER POST-EMPLOYMENT BENEFITS CYCLE (City Controller)

NEW BUSINESS

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING GENERAL PLAN AMENDMENT 2021-002, A REQUEST TO CHANGE THE LAND USE DESIGNATION FROM MIXED USE TO GENERAL COMMERCIAL FOR THE PROPERTY LOCATED AT 250 N. CENTRAL AVENUE

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2021-2022 FISCAL YEAR BUDGET AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWENTY-FOUR (24) MONTH RENEWAL AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO BIGBELLY FOR THE RENTAL AND SERVICING OF SIX (6) DOUBLE KIOSK (BIGBELLY AND SMARTBELLY) STATIONS ($24,300.00)

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: 1/25/2022 @ 5:30 PM

Visit our website at http://www.comptoncity.org

DECEMBER 21, 2021

The Compton City Council meeting was called to order at 5:37 p.m. by Mayor Emma Sharif in the Council Chambers of City Hall. The Moment of Silence Ceremony and the Pledge of Allegiance was led by Mayor Sharif.

ROLL CALL

Council Members Present – M. Chambers, J. Bowers, L. Darden, Mayor E. Sharif
Council Members Absent – I. Galvan *(Entered the meeting at 5:59 p.m.)*

Other Officials Present: E. Perrodin, A. Godwin, B. Mims, M. Antwine

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Bishop Leroy Guillory spoke in opposition to removing the members from the Personnel Board and indicated that this would be irresponsible, as there is great work to be done by the Board to move the City forward in a positive direction. Bishop Guillory urged the City Council to work together and improve the City.

Benjamin Holifield commented that there are many things that the City Council must accomplish, so they must work together with the community. He then urged the City Council to assist the owner of the barber shop at Compton and Alameda by providing a canopy for his patrons. Mr. Holifield stated that Compton must be safe, clean and friendly and concluded by wishing the City Council and the residents of Compton a Merry Christmas and a Happy New Year!

Robert Ray urged the City Council to restore all of the Boards, Committees and Commissions for the betterment of Compton. Mr. Ray raised concerns regarding various agenda items and encouraged the City Council to hire or re-hire furloughed employees to provide for costs savings and limit additional outside contracts. He commented that in 2007, there were funds earmarked for the demolition of the Rosecrans bridge, and further questioned the whereabouts of those funds. Mr. Ray concluded by wishing everyone a Merry Christmas.

Navaline Smith spoke in support of Coach Gerald Pickens and noted that he is having a banquet next month and one of the things he is requesting is trophies for the children. Ms. Smith stated that Coach Pickens is experiencing health challenges and further urged the City Council to provide Coach Pickens with assistance. Ms. Smith also requested assistance with re-instating Emily Hart-Hollifield's name on the marquee at the Compton Community College Library.

Humberto Espeleta stated that he has provided services to the homeless for many years and emphasized the need for additional services for the homeless throughout the City, particularly near the location of Rosecrans and Alameda. Mr. Espeleta indicated that he would like assistance from the City and further stated that he would like to share a proposal with the City Council.

Renee Bowen commented on a letter she received in December 2021 informing her that the City has omitted placing the trash collection charges on their current property taxes for Compton residents who do not have municipal water services. Ms. Bowen informed the residents who have their property taxes and insurance included in their mortgage payment to contact their mortgage companies and ask for direction on how to resolve this matter before sending any payment to the City. She further stated that if the property owner does not have a mortgage with an impound account or if the house is paid off, the resident should pay the trash collection charges directly to the Compton Municipal Water Department. Ms. Bowen further questioned what steps the City has taken to ensure that this situation does not reoccur.

Assistant City Manager Michael Antwine indicated that Staff is aware of the issue and has prepared information to be placed on the City's website to inform the community regarding payment of the assessments.

Craig Henry commented that a report of the City's assets should be provided to the City Council and community on a quarterly basis. Mr. Henry further commented that there is no way to move the City forward without a full and functioning Personnel Commission and further encouraged the City Council to put principals before personalities and work together harmoniously to improve the City of Compton.

CONSENT AGENDA

APPROVAL OF MINUTES

1. DECEMBER 7, 2021***(Approved)***

WATER DEPARTMENT

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO REPAY UNSPENT CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY, DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE) GRANT FUNDS ($24,926) ***(Approved Resolution Number 25,593)***

On motion by Chambers, seconded by Galvan, the consent agenda was approved by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

REGULAR AGENDA

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

3. REMOVAL OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES

    DEIDRE DUHART
    LA TANYA GANTER
    JENNIFER GRANT
    JAMES LIGGINS

Councilman Galvan offered a motion to remove the members of the Personnel Board. The motion died for lack of a second.

4. APPOINTMENT(S) OF OFFICERS, COUNCIL MEMBERS, BOARDS/COMMISSIONS AND COMMITTEES – **PERSONNEL BOARD**

Councilmember Chambers commented that the Council must move forward with an appointment to make certain that there is a complete Personnel Board to handle the City's business and provide the services that the residents deserve. Councilmember Chambers then offered a motion to appoint Yewande Ayodele the Personnel Board. Mayor Sharif stepped from the Chair to second the motion.

Councilman Galvan stated he has not had the opportunity to appoint a representative on the Personnel Board and further stated that the Board must have diversity and reflect the Compton community.

Councilmember Bowers expressed that there are several other committees that need to be activated and provided with members to serve.

City Attorney Perrodin stated that the City must have a complete and functioning Personnel Board to conduct the business of the City. Attorney Perrodin indicated that it is vital that his office be provided with additional in-house legal personnel rather than acquiring outside legal counsel, which will result in substantial financial savings to the City.

Councilman Galvan thanked City Attorney Perrodin for his input and further commended him for his efforts in preventing wasteful spending.

Councilmember Darden commented that the Personnel Board is vital to the City's operation and the Council must do what is in the best interest of the City and move forward.

Ms. Yewande Ayodele was appointed to the **Personnel Board** by the following vote on roll call:

AYES: Council Members – Chambers, Darden, Sharif
NOES: Council Members – Galvan, Bowers
ABSENT: Council Members – None

<u>CITY MANAGER'S REPORT</u>

5. A REQUEST TO SCHEDULE A PUBLIC HEARING FOR MITIGATED NEGATIVE DECLARATION CASE NO. 950, GENERAL PLAN AMENDMENT CASE NO. 2021-002 AND TENTATIVE TRACT MAP NO. 83433 CASE NO. 2021-002

On motion by Chambers, seconded by Galvan, the public hearing was scheduled for **January 18, 2022, at 5:35 p.m.** by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

6. A REQUEST TO SCHEDULE A PUBLIC HEARING FOR: 1435 S. SANTA FE AVENUE STREET VACATION CASE NO. 22-001

On motion by Galvan, seconded by Chambers, the public hearing was scheduled for **January 18, 2022, at 5:45 p.m.** by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

7. A REQUEST TO AUTHORIZE TRAVEL FOR ELECTED OFFICIALS TO ATTEND THE CALIFORNIA CONRACT CITIES ASSOCIATION 2022 SACRAMENTO LEGISLATIVE TOUR - JANUARY 10, 2022 - JANUARY 12, 2022 - SACRAMENTO, CALIFORNIA (Approximately $1,458.00 per person, excluding tax) - ACTION ITEM

It was moved by Chambers, seconded by Darden, that the travel request be approved.

City Clerk Alita Godwin polled the Council members regarding their attendance.

Councilmembers Chambers, Galvan, Darden and Sharif indicated that they would attend. Councilmember Bowers indicated that he will not be in attendance. The travel request was approved by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

8. ORAL REPORT/POWER POINT PRESENTATION - CASH/CITY INVESTMENTS) Brandon Mims, City Treasurer

City Treasurer Brandon Mims presented a power point presentation indicating that the purpose of the report is to provide an overview of the City's cash balances, investment accounts, and total receipts for the period of July 1, 2021, through November 30, 2021. Mr. Mims provided an explanation of the terms used in the report along with a balance summary of various accounts.

Cash Balance - The amount of money on hand (at any given period of time). For this report, "cash balance" will refer to the balance listed in bank statements for that month.

Bank Accounts	Balances as of 11/30/2021
General Checking Account	$51,828,009
City of Compton Utilities Billing	11,850,192
Prop C Fund	2,565,081
Proposition A	2,379,121
Section 8 HUD Fund	2,362,805
Home Loan Program	1,714,174
Housing Authority	1,634,228
Measure R	1,087,326
Prop C Bond	966,808
Local Housing Authority PORT IN	816,802
Employee Pension/Benefits	754,940
Measure M Bond	750,926
Measure R Bond	614,549
Measure M	571,271
Successor Agency Low Cost Housing	482,890
Local Housing Authority ADMIN FEES	467,519
Successor Agency General	437,050
Liability	199,266
Worker's Compensation	170,968
Family Self Sufficiency	135,861
Bond Sewer Construction Fund	8,328
Measure P	5,000
City of Compton Parking Violations	0
Workforce Investment Act	0
EMS City of Compton	0
COPS Grant Weed and Seed	0
City of Compton Change Fund	0
Building and Safety Department	0

Investment Accounts

- The City invest its "excess cash" in the Local Agency Investment Fund (LAIF).
- Interest from LAIF is paid to the City's accounts on a quarterly basis.
- The City has two (2) LAIF accounts, one for General City and another for Successor Agency.
- During the 1st Quarter of the Fiscal Year, a total of $100,000 was transferred from LAIF to ensure the City did not exceed the $75,000,000 cap in its primary LAIF, which affects the overall interest earnings for the period.

First Quarter Investment Activity

- The City has two (2) separate LAIF accounts; one for General City Funds and another for Successor Agency Funds.
- The General City LAIF account is made up of combined cash from various funds, including PERS funds.
- On October 19, 2021, $100,000 was transferred from the PERS LAIF into the City's PERS Bank Account to ensure the PERS LAIF account did not exceed $75,000,000.
- On July 23, 2021, $3M was transferred from the Successor Agency LAIF into the Successor Agency Bank Account to cover agency expenses.

Second Quarter Investment Activity - The interest earnings schedule for the City's investment accounts is as follows:

General City LAIF Interest Earnings Schedule		Successor Agency LAIF Interest Earnings Schedule	
• July 2021	$53,899	July 2021	$30,397
• October 2021	$45,652	October 2021	$21,299
• January 2022	2/15/22	January 2022	2/15/22
• April 2022	5/15/22	April 2022	5/15/22
• July 2022	8/15/22	July 2022	8/15/22

City Treasurer Mims provided a cash analysis for the City Council and residents and emphasized that catching up on the accounting of cash is critical to ensure the cash exists in the various funds to cover the City's operating needs.

The complete power point presentation is on file and available for review in the City Clerk's Office.

NEW BUSINESS

9. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTION 30-11.2 (SECONDARY DWELLING UNITS) OF CHAPTER 30 (ZONING) OF THE COMPTON MUNICIPAL CODE TO REGULATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DELETING REFERENCES TO SECONDARY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT **(First Reading)**

On motion by Chambers, seconded by Darden, the reading of the ordinance in full was waived by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

On motion by Chambers, seconded by Darden, the Ordinance entitled **'AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTION 30-11.2 (SECONDARY DWELLING UNITS) OF CHAPTER 30 (ZONING) OF THE COMPTON MUNICIPAL CODE TO REGULATE ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND DELETING REFERENCES TO SECONDARY DWELLING UNITS, AND FINDING THE ORDINANCE TO BE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT'** was placed on first reading by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

10. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTIONS 30-3, 30-7, 30-8, 30-9, 30-10, 30-12, 30-13, 30-14, AND 30-26 OF CHAPTER 30 (ZONING CODE) OF THE COMPTON MUNICIPAL CODE RELATED TO CAR WASHES, EMERGENCY SHELTERS, AND PERSONAL STORAGE FACILITIES **(First Reading)**

On motion by Chambers, seconded by Darden, the reading of the ordinance in full was waived by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

On motion by Chambers, seconded by Darden, the Ordinance entitled **'AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING SECTIONS 30-3, 30-7, 30-8, 30-9, 30-10, 30-12, 30-13, 30-14, AND 30-26 OF CHAPTER 30 (ZONING CODE) OF THE COMPTON MUNICIPAL CODE RELATED TO CAR WASHES, EMERGENCY SHELTERS, AND PERSONAL STORAGE FACILITIES'** was placed on first reading by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

11. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO INITIATE PROCEEDINGS TO VACATE RIGHT-OF-WAY EASEMENTS ON THE PROPERTY LOCATED AT 1435 SOUTH SANTA FE AVENUE, (STREET VACATION NO. 21-001) AND SETTING A CITY COUNCIL PUBLIC HEARING DATE, TIME AND LOCATION ON THE PROPOSED STREET VACATION **(January 4, 2022, at 5:35 p.m.)**

It was moved by Darden, seconded by Chambers, that the resolution be adopted.

Assistant City Manager Antwine indicated that the hearing date be changed to January 18, 2022, at 5:45 p.m.

Resolution Number 25,594 entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO INITIATE PROCEEDINGS TO VACATE RIGHT-OF-WAY EASEMENTS ON THE PROPERTY LOCATED AT 1435 SOUTH SANTA FE AVENUE, (STREET VACATION NO. 21-001) AND SETTING A CITY COUNCIL PUBLIC HEARING DATE, TIME AND LOCATION ON THE PROPOSED STREET VACATION'** was adopted by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

12. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2021-2022 FISCAL YEAR BUDGET TO ACCEPT AND APPROPRIATE FUNDS FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD TO COVER WATER DEBT FROM RESIDENTIAL AND COMMERCIAL CUSTOMERS ACCRUED BETWEEN MARCH 4, 2020, AND JUNE 15, 2021 ($704,973.91)

On motion by Chambers, seconded by Darden, **Resolution Number 25,595** entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2021-2022 FISCAL YEAR BUDGET TO ACCEPT AND APPROPRIATE FUNDS FROM THE CALIFORNIA STATE WATER RESOURCES CONTROL BOARD TO COVER WATER DEBT FROM RESIDENTIAL AND COMMERCIAL CUSTOMERS ACCRUED BETWEEN MARCH 4, 2020, AND JUNE 15, 2021'** was approved by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

13. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT AND ISSUANCE OF A PURCHASE ORDER TO BIGGS CARDOSA ASSOCIATES, INC. STRUCTURAL ENGINEERS TO DEVELOP OPTIONS FOR THE CITY TO CONSIDER REGARDING THE ROSECRANS AVENUE BRIDGE AND ARTESIA BRIDGE OVERCROSSING ($37,618)

It was moved by Darden, seconded by Chambers, that the resolution be adopted.

Councilman Bowers questioned what happened to the money that was previously dedicated for the Rosecrans bridge.

Assistant City Manager Michael Antwine reported that L. A. Metro required that the funding expenditures for the Rosecrans bridge encumbrances or expenditures be completed within a 3-year period; however, due to Staff turnovers and other issues, the funds were not spent on the Rosecrans bridge, but re-programed to other metro-related projects.

Resolution Number 25,596 entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A PROFESSIONAL SERVICES AGREEMENT AND ISSUANCE OF A PURCHASE ORDER TO BIGGS CARDOSA ASSOCIATES, INC. STRUCTURAL ENGINEERS TO DEVELOP OPTIONS FOR THE CITY TO CONSIDER REGARDING THE ROSECRANS AVENUE BRIDGE AND ARTESIA BRIDGE OVERCROSSING'** was adopted by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

14. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO AMEND THE PROFESSIONAL SERVICES AGREEMENT WITH AND ESTABLISH A PURCHASE ORDER FOR JMD TO PROVIDE ADDITIONAL STREET DESIGN SERVICES FOR THE COMPTON BOULEVARD STREET IMPROVEMENT PROJECT, CIP# 18-03 ($932,644.98)

It was moved by Chambers, seconded by Darden, that the resolution be adopted.

Councilman Bowers questioned the cost for the work and indicated that the final amount would total over $1 Million to complete the work. Councilman Bowers then noted that the individual who made the mistake in the scope of work must be held accountable.

Councilmember Chambers requested a detailed explanation for the scope of work to be performed.

Assistant City Manager Antwine informed the Council that in August 2016, the City was awarded the HSIP Cycle 8 grant in the amount of $1,168,200. This grant will address systemic issues along the Compton Boulevard Corridor by installing bike lanes and lighting along Compton Boulevard from Willowbrook Avenue to Central Avenue as well as enhancing pedestrian crossings at 15 intersections. Mr. Antwine further reported that additional improvements were necessary to complete the project.

Mr. Juan Diaz of JMD clarified that his company was advised by the City that it has been determined that additional improvements were necessary to include the improvement of substandard curb ramps (114), a drainage analysis to include the construction of storm drains, catch basins, and replacing discolored curb ramps (23) and intersection pavement (3) along Compton Boulevard. Mr. Diaz further stated that JMD and City Staff discussed the strategy to move forward to address the needs of the City.

City Attorney Perrodin indicated that the final amendment must be presented in writing along with an illustration and a line-item descriptive comparative analysis of the work to be performed.

After further discussion, Councilman Galvan requested that the item be brought back with the proper documentation. The motion by Chambers and second by Darden were subsequently withdrawn.

15. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A SIXTY (60) MONTH PROFESSIONAL SERVICES AGREEMENT WITH GRANICUS FOR WEBSITE REDESIGN AND IMPLEMENTATION SERVICES ($94,996.95)

It was moved by Bowers, seconded by Darden, that the resolution be adopted.

Councilman Bowers indicated that he opposed a 60-month contract, and further questioned what is proposed to be done for the website at the cost of $1,500 per month.

Assistant City Manager Antwine indicated that Granicus will deploy the software, prepare site development and construction, and provide training, support, and maintenance for five years. Mr. Antwine then noted that Staff has recommended a 3-year contract for these services at a lower cost to the City.

Mr. Jason Reis of Granicus noted that the City's website was redesigned 5 years ago, and today's technology requires regular and on-going updates and maintenance. Mr. Reis further emphasized that it is important to provide a website that is both functional and aesthetically pleasing.

After further discussion, Councilmember Chambers offered an amended motion to approve a 36-month contract at the cost of $62,225.06. The motion was seconded by Darden.

The amended **Resolution Number 25,597** entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ENTER INTO A THIRTY (30) MONTH PROFESSIONAL SERVICES AGREEMENT WITH GRANICUS FOR WEBSITE REDESIGN AND IMPLEMENTATION SERVICE'** was adopted by the following vote on roll call:

AYES: Council Members – Chambers, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None
ABSTAIN: Council Members – Galvan

16. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING THAT CERTAIN CITY OWNED PROPERTY (APN NO. 6143-011-018) LOCATED AT 250 NORTH CENTRAL AVENUE, COMPTON, CA 90220 IS EXEMPT SURPLUS LAND, AND TAKING RELATED ACTIONS

On motion by Chambers, seconded by Darden, **Resolution Number 25,598** entitled **'A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING THAT CERTAIN CITY OWNED PROPERTY (APN NO. 6143-011-018) LOCATED AT 250 NORTH CENTRAL AVENUE, COMPTON, CA 90220 IS EXEMPT SURPLUS LAND, AND TAKING RELATED ACTIONS**' was adopted by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

COUNCIL COMMENTS

Councilmember Chambers offered the following communications/announcements:

- Requested that the City Manager investigate the illegal mechanical shop located at the 1300 block of West El Segundo which has disabled cars parked along the street.

- Thanked the Councilmembers and Staff along with all the donors, volunteers and everyone that attended and participated in her hugely successful ***Christmas Winter Wonderland*** event and Toy Drives.

- Requested that the City Manager make certain that the City employees are tested regularly for the Covid-19 and further encouraged everyone to get tested and receive the vaccination to protect against the deadly virus.

- Requested that the City Council meeting be adjourned in memory of her dear Aunt **Yvette Green.**

Councilmember Galvan offered the following communications/announcements:

- Thanked all the donors, volunteers and everyone who attended his '***Miracle on Oaks Street'*** Christmas Toy Giveaway.

- Commended and thanked the Mayor and each of the Councilmembers for their hugely successful Christmas Holiday Toy Drive and special events for the residents of their districts.

- Requested that the City Manager bring forth a resolution in support of Emily Hart-Holifield's name being reinstated on the marquee outside the Compton College Library.

- Wished everyone a very Merry Christmas, Feliz Navidad and a Happy New Year and noted that we must remember that **Jesus** is the reason for the season.

Councilmember Bowers offered the following communications/announcements:

- Reported trash and debris in the 700 block of South Oleander and the surrounding area.

- Reported that he has been in conversations with the California Highway Patrol regarding reassessing the City's intersections to combat the illegal vehicle street takeovers.

- Thanked the Councilmembers and City Staff along with all the wonderful donors, volunteers and everyone who attended and participated in his hugely successful Christmas Holiday event.

- Wished everyone a happy and healthy holiday season.

Councilmember Darden offered the following communications/announcements:

- Commented on the many community celebrations provided by the Mayor and City Councilmembers and indicated that a great number of community residents were provided with food, toys and essential goods and products to enjoy for the Christmas holiday season.

- Thanked the many donors and volunteers who assisted with the hugely successful Christmas Toy Drives and food giveaways throughout the City which provided tremendous joy for the families of Compton.

- Wished the City Council, Staff, and residents a very Merry Christmas and a safe, healthy and Happy New Year!

- Requested that the City Council meeting be adjourned in memory of **Tom Thomas, Jr.**, **Fannie Dray** and **Quinton L. Summers, Jr.**

Mayor Sharif offered the following communications/announcements:

- Mayor Sharif requested that the City Manager address the water issues at the Woodlawn National Cemetery.

- Mayor Sharif commented on the hugely successful Christmas Holiday Toy Drives and food giveaways provided by the Councilmembers and Staff in collaboration with the community volunteers throughout the City.

- Mayor Sharif requested that the City Council meeting be adjourned in memory of her dear friend, **Mr. Tom Thomas, Jr.**

ADJOURNMENT

On motion by Chambers, seconded by Darden, the meeting was adjourned in memory of **Yvette Green, Fannie Dray, Quinton L. Summers, Jr.** and **Tom Thomas, Jr**. at 8:25 p.m. by the following vote on roll call:

AYES: **Council Members – Chambers, Galvan, Bowers, Darden, Sharif**
NOES: **Council Members – None**
ABSENT: **Council Members – None**

______________________________________ ______________________________________
CITY CLERK OF THE CITY OF COMPTON **MAYOR OF THE CITY OF COMPTON**

DECEMBER 27, 2021

The Special Compton City Council meeting was called to order at 8:12 a.m. in the Council Chambers of City Hall by Mayor Emma Sharif. The Moment of Silence and Pledge of Allegiance was also led by Mayor Emma Sharif.

Roll Call

Council Members Present: Bowers, Darden, Sharif
Council Members Absent: Chambers, Galvan

Other Officials Present: E. Perrodin, A. Godwin

Audience Comments – There were no audience present.

City Attorney's Reports

1. City Manager's Interviews

On motion by Darden, seconded by Bowers, City Council recessed to conduct City Manager Interviews, by the following vote on roll call:

AYES: Council Members – Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – Chambers, Galvan

RECONVENED

On motion by Galvan, seconded by Bowers, the City Council meeting was reconvened at 2:11 p.m., by the following vote on roll call:

AYES: Council Members – Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members – None
ABSENT: Council Members – None

On motion by Darden, seconded by Galvan, the meeting was adjourned to December 29, 2021 at 8:45 a.m., by the following vote on roll call:

AYES: Council Members - Chambers, Galvan, Bowers, Darden, Sharif
NOES: Council Members - None
ABSENT: Council Members - None

______________________________ ______________________________
City Clerk of the City of Compton **Mayor of the City of Compton**

January 18, 2022

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **CITY MANAGER**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE STATE WATER RESOURCES CONTROL BOARD FOR THE ANNUAL WASTE DISCHARGE PERMIT FEES ($17,834)**

SUMMARY

This Resolution authorizes the City Manager to issue a purchase order to the State Water Resources Control Board for annual waste discharge fees in an amount not to exceed $17,834.

BACKGROUND

The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4). Storm water is run-off from rain or snow melt that runs off surfaces such as rooftops, paved streets, highways or parking lots and can carry with it pollutants such as: oil, pesticides, herbicides, sediment, trash, bacteria and metals. The runoff can then drain directly into a local stream, lake or bay. Often, the run-off drains into storm drains which eventually drain untreated into a local water body.

The Los Angeles Water Board regulates discharges from medium and large municipal separate storm sewer systems (MS4s) through the Los Angeles County, Long Beach, and Ventura County MS4 Permits. The permit is issued under the National Pollutant Discharge Elimination System (NPDES) Program.

The Regional Water Quality Control Boards have adopted National Pollutant Discharge Elimination System General Permit (NPDES) storm water permits for municipalities. The permit is issued annually.

California Water Code sections 13260 and 13269 allow the State Water Board to collect a fee to recover costs associated with the issuance, administration, reviewing, monitoring and enforcement of Waste Discharge Requirement (WDR) fees. The fee is assessed for the privilege of discharging waste that may affect the state’s surface or ground water.

STATEMENT OF THE ISSUE

The Public Works Engineering Department received an invoice associated with the City's enrollment under the MS4 municipal storm water permit. The Department pays an annual fee to the State Water Resources Control Board for the annual waste discharge fees pursuant to its enrollment in the MS4 permit process.

Staff is requesting authorization from the City Council to approve the issuance of a purchase order to the State Water Resources Control Board for the annual waste discharge fees in the amount of $17,834.

FINANCIAL IMPACT

Funds in the amount of $17,834 are available in the Public Works 2019-2020 fiscal year budget in Account No. 1001-710-000-4262.

ALTERNATIVE

There are no viable alternatives.

STAFF RECOMMENDATION

Staff recommends the adoption of the attached resolution.

JOHN STRICKLAND, PROJECT MANAGER
PUBLIC WORK ENGINEERING DEPARTMENT

APPROVED FOR FORWARDING:

RONERICK D. SIMPSON
CITY MANAGER

RESOLUTION NO. __________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO ISSUE A PURCHASE ORDER TO THE STATE WATER RESOURCES CONTROL BOARD FOR THE ANNUAL WASTE DISCHARGE FEES ($17,834)

WHEREAS, this resolution authorizes the City Manager to issue a purchase order to the State Water Resources Control Board for the annual waste discharge fees in the amount of $17,834; and

WHEREAS, the Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4); and

WHEREAS, storm water is run-off from rain or melted snow that runs off surfaces such as rooftops, paved streets, highways or parking lots and can carry with it pollutants such as: oil, pesticides, herbicides, sediment, trash, bacteria and metals; and

WHEREAS, the run-off can then drain directly into a local stream, lake or bay and often times the run-off drains into storm drains which eventually drain untreated into a local water body; and

WHEREAS, the Los Angeles Water Board regulates discharges from medium and large municipal separate storm sewer systems (MS4s) through the Los Angeles County, Long Beach, and Ventura County MS4 Permits and the permit is issued under the National Pollutant Discharge Elimination System (NPDES) Program; and

WHEREAS, the Regional Water Quality Control Boards have adopted National Pollutant Discharge Elimination System General Permit (NPDES) storm water permits for municipalities and the permit is issued annually; and

WHEREAS, California Water Code sections 13260 and 13269 allow the State Water Board to collect a fee to recover costs associated with the issuance, administration, reviewing, monitoring and enforcement of Waste Discharge Requirement (WDR) fees and the fee is assessed for the privilege of discharging waste that may affect the state's surface or ground water; and

WHEREAS, the City of Compton Public Works Engineering Department received an invoice associated with the City of Compton's enrollment under the MS4 municipal storm water permit; and

WHEREAS, the Public Works Department pays an annual fee to the State Water Resources Control Board for annual waste discharge fees pursuant to its enrollment in the MS4 permit process; and

WHEREAS, funds in the amount of $17,834 are available in the Public Works 2019-2020 fiscal year budget in Account No. 1001-710-000-4262; and

WHEREAS, in order for the City Manager to issue a purchase order in the amount of $17,834 to the State Water Resources Control Board for the annual waste discharge fees, City Council's authorization is necessary.

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

SECTION 1. That the City Manager is hereby authorized to issue a purchase order to The State Water Resources Control Board in an amount not to exceed $17,834 for annual waste discharge fees.

SECTION 2. That funds in the amount of $17,834 are available in the Public Works 2021-2022 fiscal year budget in Account No. 1001-710-000-4262.

SECTION 3. That a copy of this Resolution shall be forwarded to the offices of the City Manager, City Controller and Public Works Engineering Department.

SECTION 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

ADOPTED this ______ day of _________________2022.

____
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 _______________, 2022.

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

January 18, 2022

TO: **MAYOR AND CITY COUNCIL MEMBERS**

FROM: **COMMUNITY DEVELOPMENT DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING GENERAL PLAN AMENDMENT CASE NO. 2021-002, A REQUEST TO CHANGE THE LAND USE DESIGNATION FROM MIXED USE TO GENERAL COMMERCIAL FOR THE PROPERTY LOCATED AT 250 N CENTRAL AVENUE**

SUMMARY

The Olson Company is requesting that the City Council approve a proposed General Plan amendment changing the General Plan land use designation of 250 N. Central Ave from Mixed Use (MU) to General Commercial (GC).

BACKGROUND

Presently, the existing General Plan Mixed Use (MU) land use designation is not fully consistent with the existing zoning of Limited Commercial. The Olson Company is proposing to change the existing land use designation to increase its' level of consistency.

STATEMENT OF THE ISSUE

The Olson Company is proposing to develop a 57-unit attached condominium project on a 2.55 acre site located at 250 N. Central Ave. with a proposed density of 23 unit per acre. However, the existing land use designation of Mixed Use only permits a maximum density of 17 units per acre. Therefore the Olson Company is requesting general plan amendment approval to change the land use designation from Mixed Use to General Commercial. The General Commercial land use designation permits a maximum density of 29 units per acre which is consistent with the 29 units per acre permitted by the existing Limited Commercial zoning. The proposed General commercial designation will achieve a higher level of consistency and allow the applicant to take advantage of the full potential of the zoning.

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 mitigation measures. The proposed General Plan Amendment is part of the MND review and Analysis, along with two other application requests.

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 November 5, 2021 to November 25, 2021.

FISCAL IMPACT

There is no direct fiscal impact to the general fund that will result from the adoption of this General Plan amendment. The net effect of the proposed General Plan amendment will be to increase the permitted residential density from 17 to 29 units per acre. No general fund expenditure is proposed.

RECOMMENDATION

Staff recommends that City Council adopt General Plan Amendment 2021-002.

Robert Delgadillo
SENIOR PLANNER
PLANNING DIVISION
COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED FOR FORWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. _______________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING GENERAL PLAN AMENDMENT CASE NO. 2021-002, A REQUEST TO CHANGE THE LAND USE DESIGNATION FROM MIXED USE TO GENERAL COMMERCIAL FOR THE PROPERTY LOCATED AT 250 NORTH CENTRAL AVENUE

WHEREAS, The Olson Company has made application for a general plan amendment in accordance with Section 30-28 of the Compton Municipal Code to change the land use designation from Mixed Use to General Commercial for the certain real property situated in the City of Compton, legally described as follows:

APN: 6143-011-902 and 6143-011-018 (250 N. Central Avenue/14904 S. Central Avenue)

WHEREAS, the Land Use Element and Land Use Policy Map of the General Plan of the City of Compton were adopted by the City Council on December 3, 1991, by Resolution No. 16,742 without a Specific Plan land use designation or policy; and

WHEREAS, General Plan Amendment Case No. 2021-002 was processed in accordance with Compton Municipal Code (CMC) 30-28; and

WHEREAS, referral, publication and written notice of the proposed amendment was provided in accordance with Sections 65090, and 65091 of the California Government Code prior to consideration of the request by the Planning Commission and the City Council; and

WHEREAS, an Initial Study and Mitigated Negative Declaration No. 949 was prepared for this project in accordance with the California Environmental Quality Act (CEQA); and that the project would not have a significant effect on the environment; and

WHEREAS, That the notice of intent along with the Initial Study/Mitigated Negative Declaration No. 949 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 held a public hearing on December 8, 2021 and being fully informed recommended approval of the General Plan Amendment No. 2021-002 to the City Council; and

WHEREAS, a public hearing on said request to amend the Land Use Element and Land Use Policy Map was held before the City Council on January 11, 2021; and

WHEREAS, the City Council considered all the information presented pertaining to the General Plan Amendment No. 2021-002; and

WHEREAS, the City Council being fully informed:

F I N D S

A. That the proposed General Plan land use amendment from Mixed Use (MU) to General Commercial (GC) will be in substantial conformance with the existing zoning classification of Limited Commercial and will achieve consistency between the General Plan and Zoning map.

B. That proposed General Plan land use amendment to General Commercial (GC) is more suitable for the subject site in that the new land use designation will be consistent with existing land use patterns of residential development in that the proposed redevelopment of the site for a high density attached residential development on a lot that has been vacant for several years.

C. That the proposed General Plan land use designation amendment from Mixed Use(MU) to General Commercial GC) will not be detrimental to the surrounding area in that the site is suitable for attached high density residential development. The project will eliminate the blight caused by the existing vacant lot and provide greater housing opportunities.

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

Section 1., That the 1991 General Plan Land Use Element is hereby amended to incorporate the Specific Plan land use designation and policy as stated in Attachment "A".

Section 2. That the General Plan land use designation for 250 N. Central Ave. (APN 6143-011-902 and 6143-011-018) is changed from Mixed Use (MU) to General Commercial (GC);

Section 3. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance or the application thereof to any person or place, is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

Section 4. That this resolution adopted hereby shall take immediate effect and be in full force after the date of its final passage and adoption by the City Council.

Section 5. The Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance and shall cause the same to be published as required by law.

ADOPTED this _______ day of _______________________, 2022.

____
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, do hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested to by the City Clerk at a regular meeting thereof held on the _______ day of ________________, 2022.

The Resolution was adopted by the following vote, to wit:

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

____
CITY CLERK OF THE CITY OF COMPTON

ITEM

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

STAFF REPORT

CASE NO(S).
MITIGATED NEGATIVE DECLARATION NO. 949
GENERAL PLAN AMENDMENT CASE NO. 2021-002
CONDITIONAL USE PERMIT CASE NO. 2021-009
CONDITIONAL USE PERMIT CASE NO. 2021-010
TENTATIVE TRACT MAP CASE NO. 83433 2021-002

LOCATION
250 N. CENTRAL AVE.
APN: 6143-011-902

REQUEST
TO DEVELOP A 57-UNIT THREE STORY ATTACHED CONDOMINIUM PROJECT ON A 2.55 ACRE SITE

HEARING DATE
DECEMBER 8, 2021

Applicant:
The Olson Company
c/o Ben Johnson
3010 Old Ranch Parkway, Suite 100
Seal Beach, CA 90740

Requested Action/Project Description
The Olson Company is requesting the applications cited below to develop a 57 unit three story gated condominium community on a vacant 2.55-acre successor agency owned site located generally at the northeast corner of Compton Blvd. and Central Avenue. Each unit will have a two car gargre in either a standard side by side format or in a tandem format. Two common open space areas are proposed with various amenities along with 20 guest parking spaces.

Location
The subject site is a 111,000 square foot (2.55-acre) rectangular shaped parcel of land located on the east side of N. Central Ave.

Zoning and Land Use
The area surrounding the subject site is developed residentially on the east and north and industrial on the south side.

SUMMARY	Project Site	North	South	East	West
Existing General Plan	Mixed Use	Low Density Residential (LDR)	Mixed Use	Low Density Residential (LDR)	Central Avenue

Existing Zoning	Limited Commercial	Low Density Residential (LDR)	Limited Commercial	Low Density Residential (LDR)	Central Avenue
Existing Land Use	Vacant	Single family homes	Industrial	Single family homes	Central Avenue

Background
The applicant is proposing to redevelop a vacant lot owned by the Housing Successor Agency that used to be restaurant until demolished. The site has been unused for decades.

ANALYSIS

General Plan Amendment
The applicant is proposing a General Plan Amendment (GPA) for three specific reasons:

1. To bring the existing General Plan land use designation for the site consistent within the existing Limited Commercial zoning.
2. To permit the development of a 100% residential condominium development. Only commercial/residential or Industrial/commercial developments are consistent with the Mixed Use designation. Single land use developments are not consistent with the Mixed Use designation.
3. To permit the proposed development of a residential project at 22 units per acre. The current Mixed Use designation only permits mixed use development at a maximum density of 17 units per acre. The proposed GPA will allow the full utilization of the Limited Commercial zone.

The proposed GPA to General Commercial is appropriate for the site and the surrounding area. The surrounding area is a combination of traditional single family detached residential neighborhoods to the north and east, and commercial and industrial development to the north-west and south. The proposed project will develop a vacant successor agency owned property into 54 new market rate and 3 affordable housing units. Under the current Mixed Use land use designation Residential is already permitted onsite in combination with commercial development. The proposed GPA will remove the required commercial component and permit a density increase from 17 to 22 units per acre.

Conditional Use Permits
Two Conditional Use Permits (CUP) are being requested for this project. The first CUP is to permit the development of a gated 57 unit attached condominium unit project with attached two car garages, two common open space areas, and 20 guest parking spaces in the Limited Commercial zone. The second requested Conditional Use Permit is required to apply the “D” Planned Development overlay zoning which grants flexibility to the project to create a more unique and creative project otherwise not permitted by categorical zoning. A unique feature contained within the “D” overlay zoning is the absence of rigid development standards and the encouragement to depart from the rigid development standards in the categorical zoning and

create site specific development standards. This allows the project design to set the minimum development standards in certain areas.

The proposed project will develop a vacant rectangular shaped successor owned property with 57 attached condominiums arranged on a north/south axis parallel to each other from Central Ave to the rear east property line. The property has a narrow 123 foot wide street frontage and is 812 feet deep making site design very challenging. The property is also sandwiched between existing single family residential to the north and east and an industrial warehouse to the south. The proposed site design locates the residences along the southern half of the site to take advantage of the large windowless industrial build south of the property to create a large separation distance between the existing single family homes and the proposed three story condominiums.

Access/Circulation

Vehicle ingress/egress to the development is from Central Avenue with no secondary/emergency access. The main access entry area will allow the stacking of two vehicles behind the call box without encroaching into the street. The main entry area has also been designed with decorative pavers and to accommodate a turn-around for vehicles that are not granted entrance into the development. Behind the access gate is the primary 22 foot wide driveway that is located along the north property line along with the 20 parallel guest parking spaces and extends to the rear eastern property line.

Interior circulation/access to each condominium garage will be provided by six 20-foot wide perpendicular connecting driveways that provide direct access to each unit's garage. Each driveway is approximately 110 feet deep and will service ten condominium garages.

Units

There will be four building types proposed are identified as T-100, T-200, T-300 and T-400. These building types will contain between four to ten units. The buildings will be arranged along a north/south axis separated by alternating garage driveways and common open spaces areas.

The proposed units will range in size from 1193 to 1644 square feet, have two or three bedrooms with two and one-half (2.5) to three (3) bathrooms. All units have an attached 2-car side by side or tandem garage. Some ground floor units will have a front patio and porch space, but every unit will have a second floor balcony for private space. Three of the proposed 57 units will be "Affordable Housing Units".

Open Space

Abutting the main internal driveway in the middle of the site is the primary common open space area for the project. This common open space area is approximately 4,000 square feet (50 x 80) and contains amenities such as a grass area, BBQ's, tables, ping pong table two fire pits with chairs and shade structure. There is also a secondary common open space area located in the rear northeast corner of the site containing an open grass area, tot lot, BBQ and table. The site design also proposes three smaller common open space areas (courtyards) between the buildings. These court yard areas are approximately 3,000 square feet.

The mailboxes for the project will be located at the edge of the central common open space area abutting the four head in guest parking spaces.

Refer to the table below for the unit type breakdown.

Unit Type	No. of Units/Type	Habitable (sq. ft.)/Type	No. Bedrooms/Baths	Parking/Unit
P-1	16	1,193	2/2.5	Attached 2-Car Garage
P-2	21	1,559	3/2.5	Attached 2-Car Garage (Tandem)
P-3	20	1,644	3/2.5	Attached 2-Car Garage

Amenities

The Planning Development "D" overlay zoning requires a meeting room and four additional onsite amenities. The code provides a list five amenities to choose from and allows the developer to propose alternative amenities subject to Planning Commission approval. The developer (the Olson Company) is proposing the following amenities:

1. Shade Structure
2. Security System for the site and each unit
3. BBQ's and Tables
4. Tot lot and play structure
5. Two Wi-Fi hot spots (one per open space area)
6. Ping pong table
7. Fire pits and Adirondack chairs

Staff has reviewed the amenities proposed and finds them acceptable with the exception of the absence of the required meeting room and lack of a fire pit/chair amenity in the front courtyard area between units 7 and 15. Staff had advised the applicant throughout the development review process about the code required "Meeting Room", however the applicant decided to not provide the required meeting room and instead provide a shade structure. Without the code required meeting room the project does not comply with the Zoning Code or CUP findings. Staff only recommends approval of the project with the inclusion of a 500-square foot meeting room with a kitchen and bathroom and has attached a condition of approval requiring the applicant to provide the required meeting room.

As previously mentioned, the project is proposing two fire pits with four Adirondack chairs in two courtyards located in the rear two courtyards of the site. Staff supports the inclusion of the fire pits and chairs, however, staff believes there should be a similar amenity in the front courtyard area. As proposed, there are no visible amenities proposed for the front half of the project site. Therefore, staff is conditioning the project to construct a third fire pit with chairs in the front yard between units 7 and 15.

<u>Guest Parking</u>
The project is proposing twenty guest parking spaces in two areas. The primary guest parking area will have 16 spaces and will be located along the north property lines and will be parallel type parking spaces. The second guest parking area will be located in the middle of the site adjacent to the common open space area.

The project at a glance can be summarized in the table below.

TYPE OF DEVELOPMENT STANDARD	ZONING CODE REQUIREMENT	PROPOSED/ PROVIDED	MEET ZONING CODE REQUIREMENT?
Density	29 units/acre max.	22 units/acre max.	Yes
Maximum Building Height	75 ft.	35 feet	Yes
Building Setbacks* • Central Ave. Front) • North side yard • South side yard • Rear yard	Custom To be establish by adopted project plans.	Custom • 15 feet • 35 feet • 5 feet • 15 feet	Yes
Private Open Space	50 sq. ft.	Approximately 170 sq. ft. min.	Yes
Private Storage Area	200 cubic feet min.	200 square feet. (Garage)	Yes
Amenities	Meeting Room plus four additional amenities • BBQ & tables • Tot Lot with play equipment • Pool/Jacuzzi • Court facilities • Exercise room clubhouse (or as approved by the Planning Commission)	1. Shade Structure 2. Security System 3. BBQ's and Tables 4. Tot lot and play structure 5. Two Wi-Fi hot spots 6. Ping pong table 7. Fire pits and Adirondack chairs	No
Parking	2-Car garage per unit plus 15 guest parking stalls	Attached 2-Car garage per unit plus 20 guest parking spaces.	No

<u>Tentative Tract Map</u>
The proposed condominium Tentative Tract Map is needed in order to facilitate the creation of condominiums and allow the units to be sold individually. One master lot is proposed with airspace rights for 57 dwelling units.

Traffic Impact Study
A Traffic Impact Analysis/Study was prepared for the proposed development by RK Engineering Group. The report evaluated the potential traffic impacts created by the proposed development.

Although the Project would result in less than significant impact traffic levels on City streets, the Traffic Impact Study recommended the following measures:

- Install stop sign, stop bar and stop legend for outbound traffic at the Central Avenue driveway.
- Adequate sight distance should be provided and maintained at the Central Avenue driveway per City standards:

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 mitigation measures. All 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 November 5, 2021 to November 25, 2021.

NOTICING
This case was properly noticed in accordance with California Government Code 65352, 65353 and 65090, Public Resources Code, Division 13 §21000 et seq. and Compton Municipal Code Sections 30-26 and 30-28. The environmental document properly noticed in accordance with CEQA requirements. Public hearing notices were sent to both owners and occupants within a 500-foot radius on November 24, 2021. Notice was also published in the Compton Bulletin on November 17th and 24th, 2021. As of December 1, 2021, no other correspondence either for or against the project have been received.

RECOMMENDATION
Staff recommends that the Planning Commission recommend approval to the City Council of the proposed Mitigated Negative Declaration, General Plan Amendment, and Tentative Tract Map. Staff recommends that the Planning Commission approve both Conditional Use Permits.

Therefore, staff is bringing the following actions for the Planning Commission to consider:

1. Adoption of Mitigated Negative Declaration No. 949 and Mitigation Monitoring and Reporting Program;

2. Recommend to the City Council approval of proposed General Plan Amendment Case No. 2021-002.
3. Recommend to the City Council approval of Tentative Tract Map 83433, Case No. 2021-001
4. Approval of Conditional Use Permit Case No. 2021-009.
5. Approval of Conditional Use Permit Case No. 2021-010.

FINDINGS FOR ADOPTION OF MITIGATED NEGATIVE DECLARATION NO. 949 AND MITIGATION MONITORING AND REPORTING PROGRAM:

1. That in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code, Division 13 §21000 et seq.) an Initial Study for the project was prepared that identifies and evaluates the environmental impacts of the project.
2. That the City of Compton, in its capacity as Lead Agency, has determined that the proposed project requires a Mitigated Negative Declaration as part of its environmental review.
3. That the notice of intent along with the Initial Study/Mitigated Negative Declaration No. 949 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.
4. That all environmental documents have been processed in accordance with the California Environmental Quality Act (CEQA) guidelines.
5. 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.
6. The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals with the implementation of the conditions of approval.
7. 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.
8. 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.

FINDINGS FOR AN APPROVAL RECOMMENDATION OF GENERAL PLAN AMENDMENT CASE NO. 2021-002:

1. That the change of land use from Mixed Use (MU) to General Commercial (GC) will be in conformance with the existing zoning of Limited Commercial and will achieve greater consistency between the General Plan and Zoning map.
2. That the change of land use from Mixed Use (MU) to General Commercial (GC) is more suitable for the subject site in that the new land use designation will be consistent with existing land use patterns of residential development and zoning. The proposed GPA will

facilitate the development and disposition of a vacant Successor owned property and assist in providing additional affordable housing in the City.

3. That the change of land use from Mixed Use (MU) to General Commercial (GC) will not be detrimental to the surrounding area in that the site already permits residential development. The general plan amendment will allow for development of a residential project at a higher density with affordable housing.

<u>FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT CASE NO. 2021-009:</u>

1. That the proposed 57-unit detached, planned condominium development on a 2.55 acre site will be compliant with all applicable provisions of the Zoning Ordinance with implementation of the conditions of approval.
2. That the proposed 57-unit detached, residential condominium development on a 2.55 acre site will not be detrimental to the public welfare or the surrounding area with implementation of all the conditions of approval. The proposed project will also eliminate a vacant lot causing blight and create additional affordable housing.
3. That the proposed 57-unit condominium development on a 2.55 acre site will be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area with implementation of the conditions of approval and will provide greater housing opportunities, and help encourage additional redevelopment in the area.

<u>FINDINGS FOR APPROVAL OF CONDITIONAL USE PERMIT CASE NO. 2021-010:</u>

1. That the proposed 57-unit detached, condominium development on a 2.55 acre site will be compliant with all applicable provisions of the Zoning Ordinance with implementation of the conditions of approval.
2. That the proposed 57-unit detached, planned condominium development on a 2.55 acre site will not be detrimental to the public welfare or the surrounding area with implementation of all the conditions of approval and will eliminate a vacant lot causing blight.
3. That the proposed 57-unit detached, planned condominium development on a 2.55 acre site will be substantially in conformance with the goals and objectives of the General Plan and compatible with the existing patterns and development in the surrounding area with implementation of the conditions of approval and will provide greater housing opportunities, and help encourage additional redevelopment in the area.

<u>FINDINGS FOR AN APPROVAL RECOMMENDATION OF TENTATIVE TRACT MAP NO. 83433:</u>

1. That the proposed subdivision for condominium purposes will substantially comply with the new General Commercial General Plan land use designation and zoning classification with the implementation of the conditions of approval.
2. 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.
3. That the proposed subdivision for condominium purposes is located on a site that is physically suitable for residential development and will eliminate blight and provide greater housing opportunities, and help encourage additional development in the area.

Conditions of Approval: CUP 21-009/010

1. That the proposed development shall be contingent on the adoption of Mitigated Negative Declaration No. 949, approval and adoption of General Plan Amendment Case No. 2021-002, approval of Conditional Use Permits Case Nos. 2021-009 and 2021-0010, approval and recordation of Tract Map No. 83433.
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. That the future Home Owner's Association (HOA) shall be under continuous professional management at all times.
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 111,000 square feet.
   b. The minimum lot width shall be"132.32 feet.
   c. The minimum lot depth shall be 830.81 feet..
   d. Yard designation shall be as follows:
      i. Frontage along Central Avenue shall be considered the <u>Front</u> of the development
      ii. Frontage along the North and South property lines shall be considered a <u>Sides</u> of the development;
      iii. The eastern property line shall be considered the <u>Rear</u> of the development.
   e. The following will be the minimum building setbacks from property lines:
      i. Central Avenue. – 15 feet.
      ii. North side yard. – 35.5 feet.
      iii. South side yard – 5 feet
      iv. Rear yard – 15 feet.
   f. The maximum density shall be 57 dwelling units.
   g. The minimum common open space shall be 26% of the subject site's net area.
   h. The minimum private open space shall be as follows:
      i. 170 square feet per unit;
   i. The minimum perimeter fence height shall be six feet high and constructed from stucco walls with a flat stucco cap and six foot high wrought iron vehicle entry gates.

j. Each dwelling unit shall be provided with a 400 square foot minimum, attached 2-car side by side or tandem garage.
k. A minimum of 16 surface 9 x 20 feet guest parking stalls shall be provided.
l. Each dwelling unit shall be provided a minimum of 200 cubic feet of private storage within the interior garage of each dwelling unit.
m. That the following amenities shall be provided for the life of this development:
    i. A community meeting room/club house with an area of 400 square feet minimum, which provides the following: a kitchen, bathroom, entertaining/meeting area;
    ii. Ping Pong table
    iii. Three fire pits with each fire pit each having four Adirondack chairs
    iv. Two WiFi hot spots. One each in a common area.
    v. Security system consisting of security cameras at each gate entrance pre-wired units for a NEST security system.
    vi. Tot lot with multiple play equipment;
    vii. BBQ facility with a minimum of 3 sets of picnic tables and benches and 3 large grills.
n. 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.
o. Recreational vehicle parking shall be prohibited within the planned condominium development.
p. Additions to units shall be prohibited.

6. Prior to the submittal of construction plans to the Building & Safety Division, the applicant shall submit to the Community Development Department an ARB application with precise plans and details for the following items:
    a. Landscape and irrigation plans;
    b. Playground,/ball court;
    c. Tot lot and multiple play equipment;
    d. BBQ area;
    e. Meeting Room and amenities;
    f. Gates and entrance design;
7. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
8. 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.
9. That the applicant and/or developer shall install roll-up garage door with remote openers for each unit.
10. 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.
11. All dwelling units shall be prewired for both internet, security cameras and satellite/cable television.
12. That it is the developer's and/or HOA's responsibility to maintain all common area lighting in good working order at all times.

13. That prior to the submittal of construction drawings to the Building and Safety Division, the applicant shall file an ARB application with the Community Development Department shall submit plans for the construction of a 500 square foot meeting room with a kitchen and bathroom onsite.

14. If an archaeological resource is encountered during ground-disturbing activities, work within 50 feet of the find must halt and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted.

    The on-site monitoring shall end when the project site excavation activities are completed, or sooner if the archaeologist indicates that the site has a low potential for archeological resources. During monitoring, the archaeologist shall complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. Following completion of monitoring, the archaeologist shall prepare a summary memorandum of finds, their significance under CEQA and their disposition. (*Note: The California Historical Resources Information System contains a listing of qualified archaeologists at www.chrisinfo.org.)

15. The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

16. The Applicant shall provide additional soil testing to determine the lateral limits of soil vapor intrusion. Should the findings of the additional testing indicate a potential health risk, a vapor intrusion human health risk assessment (VIHHRA) shall be conducted to determine whether engineering controls (e.g., vapor barriers) will be warranted to reduce potential soil vapor exposure for future Project residents. The Applicant shall provide evidence to the Building Division showing the concentrations of detected soil vapors. Where concentrations of soil vapors are detected above the established thresholds, the Applicant shall ensure placement of a vapor barrier below the residences to prevent intrusion of the soil vapor into the structure. Those structures that require vapor barriers will require a deed notification to ensure protection of the barrier over time. No Certificate of Occupancy shall be issued for those buildings that require soil vapor barriers until these measures are completed and Los Angeles County Fire Department (LACFD) has inspected and provided concurrence on the placement for each affected building on the Project Site.

17. The Project shall provide plans for noise barrier walls along the northern, southern, eastern and western property lines, subject to the City review and approval. The noise barrier walls shall be CMU and a minimum of 6-feet tall, and free of decorative cutouts or line of site openings. The walls shall be constructed and maintained per the approved plans.

18. The Project shall locate HVAC equipment behind a noise screening wall and/or shielded from line of sight of any adjacent residential property.

19. Project design shall demonstrate that interior noise levels due to exterior sources are reduced to a CNEL or a day-night level (LDN) of 45 dBA, in any habitable room. Measures incorporated in the Project design will include the following or equivalent subject to City Building Division approval:

- Compliance with California Title 24 building insulation requirements for exterior walls, roofs and common separating assemblies;
- All units equipped with adequate fresh air ventilation, per the requirements of the California Building Standards Code, to meet the interior noise standard with a windows closed condition;
- Upgraded windows and sliding glass doors for units facing Central Avenue and or adjacent to the existing industrial use to the south.

20. Prior to issuance of a certificate of occupancy, the Applicant shall demonstrate that the following measures have been completed to the City's satisfaction:

    - Install stop sign, stop bar and stop legend for outbound traffic at the Central Avenue driveway.
    - Adequate sight distance should be provided and maintained at the Central Avenue driveway per County of Los Angeles standards:
    - The limited use area (area where a clear line of sight is maintained by not installing any landscaping over 30 inches high or structure/monumentation, etc.) shall be

used for the purpose of prohibiting or clearing obstructions to maintain adequate sight distance along Central Avenue.

- No trees, walls, or any obstructions shall be allowed in the limited use area.

21. If potential Native American resources are uncovered during grading, the applicant shall be required to halt work within 50 feet of the find, inform the Director of Community Development or his/her designee immediately and retain a qualified professional archaeologist and an experienced and certified Native American monitor of Gabrieleño heritage to examine the material to determine whether it is a “unique cultural resource” as defined in Section 21083.2 (g) of the State CEQA Statues. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist and Native American monitor. Work may continue outside the area of the find. However, no further work shall occur in theimmediate location of the find until all information recovery has been completed and a report concerning same filed with the County, a designated repository as appropriate and made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the Project area.

<u>Conditions of Approval Tentative Tract Map 83433</u>

1. That the proposed development shall be contingent on the adoption of Mitigated Negative Declaration No. 950, approval and adoption of General Plan Amendment Case No. 2021-001, approval, approval and recordation of Tract Map No. 83807, approval of Conditional Use Permits Case No. 2021-008, Change of Zone case No. 2021-003.
2. 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.
3. 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.
4. 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.
5. That each unit shall have separate utility service individually metered (i.e. electric, water, gas, etc.).
   That the applicant and/or developer shall replace and/or repair sidewalks, curbs, gutters or parkways located adjacent to the subject site along Central Ave. as required and directed by the Public Works Director.
6. 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.
7. That all utility lines (i.e. electric, street lighting, cable/satellite television, telephone, etc.) shall be placed underground.
8. 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.

9. 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.
10. The elevations of all building 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.
11. 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.
12. 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 point, etc.
13. That the number, spacing, and location of all required fire hydrants shall be reviewed and approved by the Fire and Water Departments
14. That Tentative Parcel Map No. 83807 shall expire 24 months after City Council approval except as provided under the provisions of California Government Code Section 66452.6. The subdivision proposed by Vesting Tentative Parcel Map No.83433 shall not be effective until such time that a final map is recorded.
15. 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.
16. That the Final Map shall be approved by City Council and recorded prior to issuance of a Building permits excluding all model units.
17. 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.
18. If an archaeological resource is encountered during ground-disturbing activities, work within 50 feet of the find must halt and a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology must be contacted immediately to evaluate the find. If the discovery proves to be significant under CEQA, additional work such as data recovery excavation may be warranted.

    The on-site monitoring shall end when the project site excavation activities are completed, or sooner if the archaeologist indicates that the site has a low potential for archeological resources. During monitoring, the archaeologist shall complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified. Following completion of monitoring, the archaeologist shall prepare a summary memorandum of finds, their significance under CEQA and their disposition. (*Note: The California Historical Resources Information System contains a listing of qualified archaeologists at www.chrisinfo.org.)
19. The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California Health and Safety Code

Section 7050.5 states that no further disturbance shall occur until the county coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

20. The Applicant shall provide additional soil testing to determine the lateral limits of soil vapor intrusion. Should the findings of the additional testing indicate a potential health risk, a vapor intrusion human health risk assessment (VIHHRA) shall be conducted to determine whether engineering controls (e.g., vapor barriers) will be warranted to reduce potential soil vapor exposure for future Project residents. The Applicant shall provide evidence to the Building Division showing the concentrations of detected soil vapors. Where concentrations of soil vapors are detected above the established thresholds, the Applicant shall ensure placement of a vapor barrier below the residences to prevent intrusion of the soil vapor into the structure. Those structures that require vapor barriers will require a deed notification to ensure protection of the barrier over time. No Certificate of Occupancy shall be issued for those buildings that require soil vapor barriers until these measures are completed and Los Angeles County Fire Department (LACFD) has inspected and provided concurrence on the placement for each affected building on the Project Site.
21. The Project shall locate HVAC equipment behind a noise screening wall and/or shielded from line of sight of any adjacent residential property.
22. Prior to issuance of a certificate of occupancy, install stop sign, stop bar and stop legend for outbound traffic at the 151st Street driveway.
23. The limited use area (area where a clear line of sight is maintained by not installing tall landscaping over 30 inches high or monumentation, etc.) shall be used for the purpose of prohibiting or clearing obstructions to maintain adequate sight distance along Central Avenue. Limited use area to be kept clear of all obstructions over 30 inches high, including vegetation. No trees, walls, or any obstructions shall be allowed in the limited use area.
24. If potential Native American resources are uncovered during grading, the applicant shall be required to halt work within 50 feet of the find, inform the Director of Community Development or his/her designee immediately and retain a qualified professional archaeologist and an experienced and certified Native American monitor of Gabrieleño heritage to examine the material to determine whether it is a “unique cultural resource” as defined in Section 21083.2 (g) of the State CEQA Statues. If this determination is positive, the scientifically consequential information shall be fully recovered by the archaeologist and Native American monitor. Work may continue outside the area of the find. However, no further work shall occur in theimmediate location of the find until all information recovery has been completed and a report concerning same filed with the County, a designated repository as appropriate and

made available to interested representatives of Native American tribes that are traditionally and culturally affiliated with the Project area.

25. Prior to building permit issuance, the developer shall ensure that the design of the buildings shall reduce the number of reflective surfaces used in the construction to minimize new sources of glare. Exterior building materials shall use earth tone light colors with low reflectance. Any bare metallic surfaces found on infrastructures such as pipes and poles shall be painted to minimize reflectance and glare.
26. The windows and sliding glass doors facing the West Compton Boulevard shall require a minimum STC rating of 26 for the 1st and 2nd floors.
27. Construction shall occur during the hours of 7:00 AM to 7:00 PM.
28. Stationary construction noise sources such as generators or pumps should be located as far as feasibly possible from any existing adjacent residential units, as feasible.
29. Construction staging areas should be located as far as feasibly possible from any adjacent sensitive land uses as feasible.
30. During construction, the contactor shall ensure all construction equipment is equipped with appropriate noise attenuating devices.
31. Equipment shall be maintained so that vehicles and their loads are secured from rattling and banging
32. Grading and construction contractors shall use quieter equipment as opposed to noisier equipment (such as rubber-tired equipment rather than track equipment), to the maximum extent feasible
33. Prior to any lane closure or detour, the developer shall submit a Construction Traffic Management Plan per the California M.U.T.C.D. for review and approval by the City Engineer. The plan shall include, but not be limited to, signing, truck routes per the City of Compton Approved Truck Route Map (Figure C-4 of the General Plan Visions 2010), and construction hours of 7:00 a.m. to 7:00 p.m. Monday through Saturday per the Municipal Code section 17-12.22 Section 7-12. 22 – Construction or Repairing of Buildings, Pile Drivers, Hoists, Steam Shovels of the City of Compton Municipal Code.
34. Approximately six-feet of red-curb shall be painted on both sides of the driveways and Section 3B.19 of Section 405.1 of the Highway Design Manual standards shall be applied.
35. 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.
36. 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.
37. That the applicant or property owner shall be responsible for maintenance of the property in accordance with all applicable local ordinances.
38. 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.
39. 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, on-site fire hydrants, fire escapes, fire alarms etc.

40. That all emergency and fire access points and fire lanes shall be maintained free of obstructions at all times.
41. 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.
42. 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.
43. 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.
44. That the residents of each unit shall use their garage for onsite resident parking and shall not parking in the driveway. The onsite garage of each unit shall remain free at all times of any obstruction or materials preventing the parking of two full sized personal vehicles.
45. That failure, at any time, to exercise this use (development of 60 condominiums) for 24 consecutive months subsequent to the date of approval shall render the Conditional Use Permit and 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.

ACTIONS

1. Recommend adoption of Mitigated Negative Declaration No. 949 and Mitigation Monitoring and Reporting Program as adequate.
2. General Plan Amendment No. 2021-002.
3. Approval of Conditional Use Permit Case No. 2021-009, subject to attached conditions of approval.
4. Approval of Conditional Use Permit Case No. 2021-010, subject to attached conditions of approval.
5. Recommend Approval to the City Council of Tentative Tract Map No. 83433; subject to attached conditions of approval.

Exhibits

1) Aerial Map
2) Existing General Plan Map
3) Existing Zoning Map
4) Specific Plan Document
5) Initial Study/Negative Declaration No. 949 and Mitigation Monitoring and Reporting Program;
6) Project Plans/Specific Plan

CITY OF COMPTON

AERIAL MAP

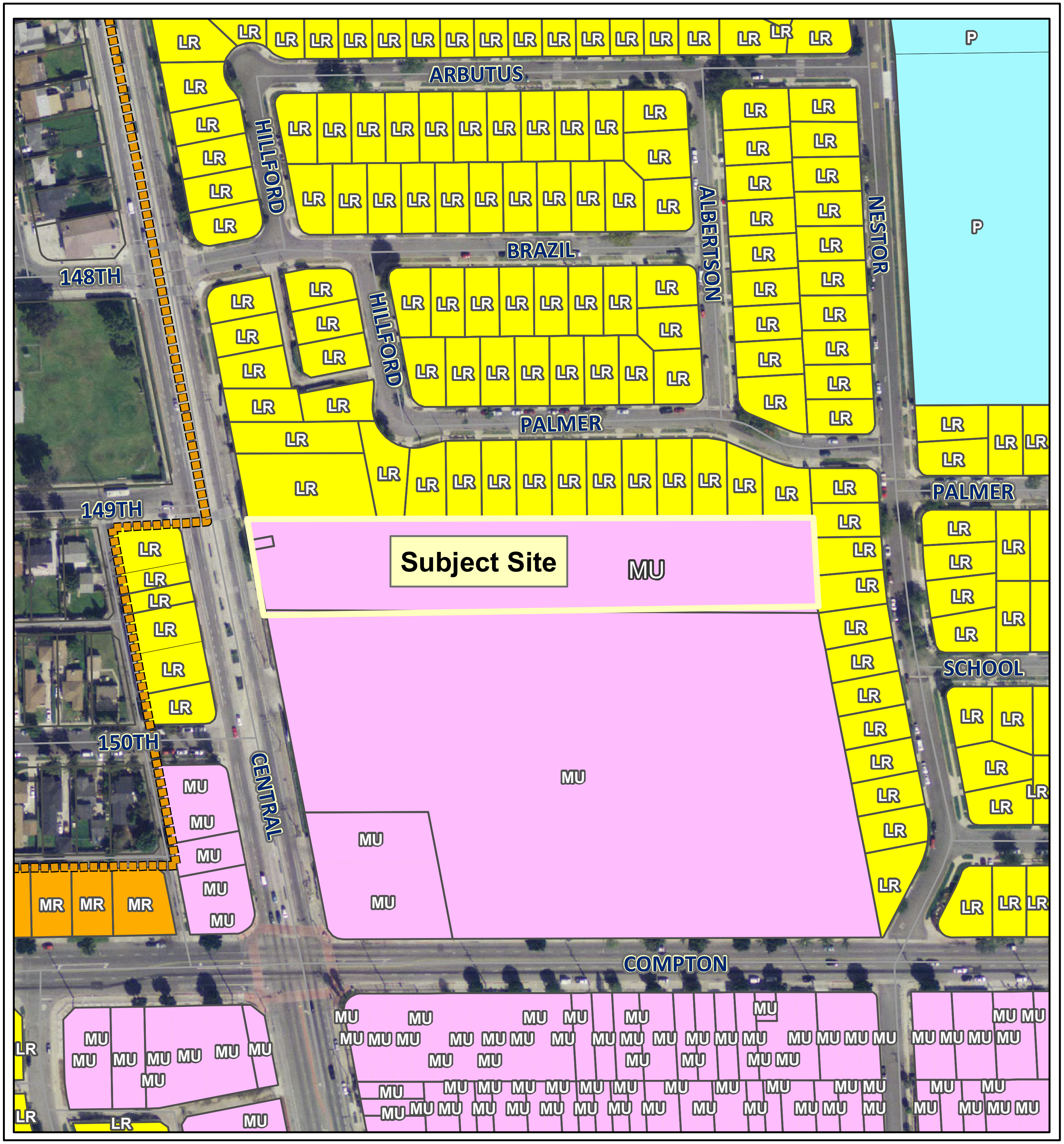
General Plan Amendment Case No. 2021-002
Conditional Use Permit Case No. 2021-009
Conditional Use Permit Case No. 2021-010
Tentative Tract Map No. 83433 2021-002
Mitigated Negative Declaration No. 949
250 N. Central Ave.
APN: 6143-011-902

Legend

City Limits

parcels

N



CITY OF COMPTON

GENERAL PLAN MAP

General Plan Amendment Case No. 2021-002
Conditional Use Permit Case No. 2021-009
Conditional Use Permit Case No. 2021-010
Tentative Tract Map No. 83433 2021-002
Mitigated Negative Declaration No. 949
250 N. Central Ave.
APN: 6143-011-902

Legend

- City Limits
- parcels
- Low Density Residential <8.0 du/ac
- Medium Density Residential 8.1-17.0 du/ac
- High Density Residential 17.1-34.0 du/ac
- General Commercial
- Mixed Use
- Industrial
- Open Space/Parks
- Public/Quasi-Public
- Transportation

N

CITY OF COMPTON

ZONING MAP

General Plan Amendment Case No. 2021-002
Conditional Use Permit Case No. 2021-009
Conditional Use Permit Case No. 2021-010
Tentative Tract Map No. 83433   2021-002
Mitigated Negative Declaration No. 949
250 N. Central Ave.
APN: 6143-011-902

Legend

- City Limits
- parcels
- RA - Residential Agriculture
- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- P - Parking
- PRL - Parking/Low Density Residential
- PRM - Parking/Medium Density Residential
- PRH - Parking/High Density Residential
- CL - Limited Commercial
- CM - Commercial Manufacturing
- ML - Limited Manufacturing
- MH - Heavy Manufacturing
- B - Buffer
- LAC - Los Angeles County
- UNZONED

N

RESOLUTION NO. 4023
(GENERAL PLAN AMENDMENT CASE NO. 2020-002)

A RESOLUTION OF THE CITY OF COMPTON PLANNING COMMISSION RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT CASE NO. 2020-002 TO THE CITY OF COMPTON CITY COUNCIL, A REQUEST TO CHANGE THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL (LDR) TO SPECIFIC PLAN (SP) FOR THE PROPERTY LOCATED AT 1950 NORTH CENTRAL AVE.

WHEREAS, The Olson Company has made application for a general plan amendment in accordance with Section 30-28 of the Compton Municipal Code to change the land use designation from Low Density Residential (LDR) to Specific Plan (SP) for the certain real property situated in the City of Compton, legally described as follows:

APN 6145-003-902: located at 1950 N. Central Ave.; and

WHEREAS, General Plan Amendment Case No. 2020-002 was processed in accordance with Compton Municipal Code (CMC) 30-28; and

WHEREAS, legal notice has been provided regarding this project in accordance with Section 65352 of the California Government Code; and

WHEREAS, an Initial Study and Mitigated Negative Declaration No. 948 was prepared for this project in accordance with the California Environmental Quality Act (CEQA); 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, That the notice of intent along with the Initial Study/Mitigated Negative Declaration No. 948 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, public hearing notices were sent to both owners and occupants located within 500 feet of the subject property; and

WHEREAS, the public hearing notice was also advertised and published in the local Compton Bulletin newspaper on March 4, 2021 and March 20, 2021; and

WHEREAS, a public hearing upon said request for a general plan amendment was held before the Planning Commission on March 24, 2021; and

WHEREAS, evidence was heard from all persons interested in effecting said general plan amendment and all persons protesting same, and the Planning Commission being fully informed,

FINDS

A. That the proposed General Plan land use amendment from Low Density Residential (LDR) to Specific Plan (SP) will be in substantial conformance with the proposed zoning classification of Specific Plan and will achieve consistency between the General Plan and Zoning map.

B. That proposed General Plan land use amendment to Specific Plan (SP) is more suitable for the subject site in that the new land use designation will be consistent with existing land use patterns of residential development in that the proposed development is also a single family detached residential development of only marginally higher density.

C. That the proposed General Plan land use designation amendment from Low Density Residential (LDR) to Specific Plan (SP) will not be detrimental to the surrounding area in that the site is already intended for residential development. The project will serve as compatible small lot residential development and eliminate the blight caused by the existing vacant lot and provide greater housing opportunities.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF COMPTON RESOLVES:

Section 1. Recommends approval of General Plan Amendment Case No. 2015-001 to the City of Compton City Council, a request to change the land use designation from Low Density Residential (LDR) to Medium Density Residential (MDR) for the property located at 2001 E. Rosecrans Avenue, Compton.

Section 2. That a copy of this Resolution shall be mailed to the applicant and filed with the City Clerk.

ADOPTED this 24th day of March, 2021.

JUANITA GREEN-WRIGHT, CHAIRPERSON

MICHAEL ANTWINE, ASSISTANT CITY MANAGER
COMMUNITY DEVELOPMENT DEPARTMENT

January 18, 2022

TO: **MAYOR AND COUNCIL MEMBERS**

FROM: **MUNICIPAL WATER DEPARTMENT**

SUBJECT: **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2021-2022 FISCAL YEAR BUDGET AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWENTY-FOUR (24) MONTH RENEWAL AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO BIGBELLY FOR THE RENTAL AND SERVICING OF SIX (6) DOUBLE KIOSK (BIGBELLY AND SMARTBELLY) STATIONS ($24,300.00)**

SUMMARY

Adoption of this resolution will authorize the City Manager to enter into a twenty-four (24) month renewal agreement with and issue a purchase order in the amount of Twenty Four Thousand Three Hundred Dollars ($24,300.00) to Bigbelly for the rental and servicing of six (6) Double Kiosk Stations – Bigbelly for waste collection and Smartbelly for beverage recyclables to be placed in five (5) City parks: South, Sibrie, Tucker, Wilson and Kelly, along with the Dollarhide Community Center.

BACKGROUND

Bigbelly was founded in 2003 with the goal of transforming one of the least efficient and resource-intensive industries on the planet – waste collection. Cities are either collecting too often or wasting fuel and labor while creating CO2 emissions. Often, cities are not able to keep up with the demands of overflowing trash cans which create litter, health and safety issues.

Bigbelly has been recognized as an industry leader in waste management, environmental and innovation technology spaces as a “C40 Cities Climate Leadership Group” best practice. C40 is a network of the world’s megacities committed to addressing climate change. C40 supports cities that collaborate effectively, share knowledge and drive meaningful, measurable and sustainable action on climate change. Bigbelly offers an enterprise approach to smart connected waste management deployments. The CLEAN Management Console empowers a city to monitor and evaluate station fullness, trends and historical analysis reporting.
The system is designed to be used in public spaces and to help manage litter reduction and achieve beverage recycling in one simple place. It provides the ability to measure the capacity at any given time and to track and schedule pickups thereby achieving

better cost savings and providing for a more pleasing collection area. Bigbelly has been implemented in more that forty-seven (47) countries and all fifty (50) states in America.

Cities such as Long Beach, Santa Monica and Los Angeles have all installed these systems to help improve the ascetics of their communities.

STATEMENT OF ISSUE

Since 2016, Bigbelly and Smartbelly Stations have been placed in various parks within the city. The Department has been satisfied with the servicing of these Stations and the success provided in helping to cut down on litter in the parks.

Compton is a recipient of the California Beverage Container Recycling Payment Program. The Bigbelly system is an approved option that can be fully funded. As with the first agreement with Bigbelly, so too with this proposed agreement, the City has the funding available to cover the rental cost of six (6) Double Kiosk Stations, the Connect System and the maintenance and servicing.

FINANCIAL IMPACT

The upfront cost for use of the CLEAN software licenses, hardware, installation, set-up, automated system monitoring, cleaning, inspections and customer support is $24,300.00 for a two-year (24 month) contract.

There is sufficient funds in the Recycling Grant to cover this expense. The 2021-2022 Fiscal Year budget needs to be amended to transfer $24,300.00 of grant funding available in Fund 2655 and increase Account No. 2655-850-000-4249.

RECOMMENDATION

Staff recommends that the City Council approve this request and adopt the attached Resolution.

DON NGUYEN
GENERAL MANAGER
MUNICIPAL WATER DEPARTMENT

APPROVED FOR FORWARDING:

RONERICK SIMPSON
CITY MANAGER

RESOLUTION NO. ___________

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE 2021-2022 FISCAL YEAR BUDGET AND AUTHORIZING THE CITY MANAGER TO ENTER INTO A TWENTY-FOUR (24) MONTH RENEWAL AGREEMENT WITH AND ISSUE A PURCHASE ORDER TO BIGBELLY FOR THE RENTAL AND SERVICING OF SIX (6) DOUBLE KIOSK (BIGBELLY AND SMARTBELLY) STATIONS ($24,300.00)

WHEREAS, since 2016, Bigbelly and Smartbelly Stations have been placed in various locations within the City of Compton including South Park, Sibrie Park, Tucker Park, Wilson Park, Kelly Park and the Dollarhide Community Center. The Department is satisfied with the servicing of these Stations and the success provided in helping to cut down on litter in the parks; and

WHEREAS, Bigbelly has been recognized as an industry leader in the waste management, environmental and innovation technology spaces as a C40 Cities Climate Leadership Group best practice; and

WHEREAS, the Bigbelly system is designed to be used in public spaces and to help manage litter reduction and achieve beverage recycling in one simple place; and

WHEREAS, cities are either collecting too often or wasting fuel and labor while creating CO2 emissions and Bigbelly's Clean Management Console empowers a city to monitor and evaluate station fullness, trends and historical analysis reporting; and

WHEREAS, Bigbelly and the City are parties to an Agreement to which the City is presently leasing, for a sixty (60) month term, the following Bigbelly Smart Waste Systems: Six (6) HC/SC Double Stations, each with Message Panels and Custom Wraps (the "Equipment"); and

WHEREAS, the City desires to extend for twenty-four (24) months the Term of the Original Equipment under the Agreement, commencing as of January 30, 2022 and ending on January 29, 2024 (the "Renewal Term") for use of six (6) Double Kiosk (Bigbelly for litter reduction and Smartbelly for beverage recycling) Stations at six (6) locations: South Park, Sibrie Park, Tucker Park, Wilson Park, Kelly Park and the Dollarhide Community Center; and

WHEREAS, the City is a recipient of the California Beverage Container Recycling Payment Program and the Bigbelly system is an approved option that can be fully funded; and

WHEREAS, there is sufficient funds in the Recycling Grant to cover this expense. The 2021-2022 Fiscal Year budget needs to be amended to transfer $24,300.00 of grant funding available in Fund 2655 and increase Account No. 2655-850-000-4249.

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

<u>Section 1.</u> That the City Manager is hereby authorized to enter into a twenty-four (24) month rental and service agreement with Bigbelly for the use six (6) Bigbelly and Smartbelly Double Kiosk Stations at six locations: South Park, Sibrie Park, Tucker Park, Wilson Park, Kelly Park and the Dollarhide Community Center.

<u>Section 2.</u> That a purchase order in the amount of $24,300.00 is authorized to be issued to Bigbelly.

<u>Section 3.</u> That there are sufficient funds in the Recycling Grant to cover this expense. The 2021-2022 Fiscal Year budget shall be amended to transfer $24,300.00 of grant funding available in Fund 2655 and increase Account No. 2655-850-000-4249.

<u>Section 4.</u> That a certified copy of this Resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, City Attorney, and the Compton Municipal Water Department.

<u>Section 5.</u> That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____________ day of ______________, 2022.

____
MAYOR OF THE CITY OF COMPTON

ATTEST:

____
CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
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 the __________ day of ____________________, 2022.

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

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

____
CITY CLERK OF THE CITY OF COMPTON

Connect by Bigbelly

Executive Summary Proposal

CITY OF COMPTON, CA

Program Overview

Connect is Bigbelly's turnkey smart city solution which delivers a connected smart waste and recycling platform and provides Customers with a partner to help deploy, manage, and optimize their customized solution over a 24-month term. This subscription-based service was designed to deliver a flexible, scalable, smart platform that transforms waste operations today, and enables Customers to benefit from the technology innovations of the future.

Connect LX 24 Month Renewal Term

System Software

- CLEAN Management Console Licenses for Full Term
- CLEAN Mobile Software Licenses for Full Term

Automated System Monitoring

- Automated System Diagnostics and Alerts

Equipment/Hardware

- Custom Configuration as Detailed Below

Cleaning and Inspection

- Annual Comprehensive Station Cleaning
- Annual Station Inspection

Customer Support

- On-Site Installation for Stations

Warranty

- Hardware Parts Warranty for Full Term

Equipment/Hardware Configuration

6 HC/SC Double Station with Message Panels and Custom Wrap

Connect Renewal Start date: 1/30/22
Connect Renewal End date: 1/29/24

Total System Cost – 24 Months	$24,300.00

[1]*Pricing is valid for 60 days from December 2, 2021.*
[2]*Sales Tax is NOT included in above pricing.*
[3]*Pricing is subject to Connect Program Terms and Conditions.*

Reference: Bigbelly Connect Services Agreement No. 10044 by and between Big Belly Solar, LLC, as successor to and assignee of Big Belly Solar, Inc. ("Bigbelly") and the City of Compton, California (the "Customer") dated as of December 16, 2016 (the "Agreement").

THIS RENEWAL ADDENDUM to the above-referenced Connect Services Agreement ("Renewal Addendum") is entered into effective as of ________________ (the "Renewal Addendum Effective Date") by and between Big Belly Solar, LLC, as successor to and assignee of Big Belly Solar, Inc. ("Bigbelly") and the City of Compton, California (the "Customer"). Capitalized terms not otherwise defined in this Renewal Addendum have the meanings given to them in the Agreement.

WHEREAS, Bigbelly and Customer are parties to the above-referenced Agreement pursuant to which the Customer is presently leasing, for a sixty (60) month Term, the following Bigbelly Smart Waste Systems: Six (6) HC/SC Double Stations, each with Message Panels and Custom Wraps (the "Equipment"); and

WHEREAS, the Customer desires to extend for twenty-four (24) months the Term of the Original Equipment under the Agreement, commencing as of January 30, 2022 and ending on January 29, 2024 (the "Renewal Term"), at the Total Monthly System Cost during the Renewal Term as set forth herein; and

NOW, THEREFORE, for good and valuable consideration, intending to be legally bound, Bigbelly and Customer agree as follows:

1. The Equipment/Hardware Configuration table set forth in the Connect Services Schedule on the first page of the Agreement is amended by showing the adjusted Total Connect Services Fees for the Equipment for the Renewal Term:

Equipment/Hardware Configuration			
6	HC/SC Double Stations, each with Message Panels and Custom Wraps.		
	Total System Cost for the Renewal Term (24 Months) to be paid Up Front, In Advance		$24,300.00

2. The Renewal Term of the Agreement with respect to the Equipment will be twenty-four (24) months, commencing as of January 30, 2022 and ending on January 29, 2024, as the same may be extended or renewed pursuant to the terms and conditions of the Agreement.

3. Except as modified by this Addendum, the Agreement remains in full force and effect.

IN WITNESS WHEREOF, the parties have caused this Renewal Addendum to be executed as of the Renewal Addendum Effective Date set forth above.

The City of Compton, California ("Customer")

By: ___________________________
Name: _________________________
Title: __________________________

Big Belly Solar, LLC ("Bigbelly")

By: ___________________________
Name: Jeff Wakely
Title: CFO