

NOTICE

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 or in the City Clerk's office. This form must be completed 15 minutes prior to the scheduled meeting time.

**COMPTON CITY COUNCIL
AGENDA
Tuesday, November 27, 2007
3:00 PM**

HEARING(S)

3:15 P.M. - AMENDING THE OFFICIAL ZONING MAP - CHANGE OF ZONE CASE #287 AND APPROVING A REQUEST FOR DIVISION OF LAND - TENTATIVE TRACT MAP NO. 69497 - (ITEMS 7& 8)

ACTION: HEARING CLOSED

OPENING

ROLL CALL

APPROVAL OF MINUTES

INTRODUCTION OF SPECIAL GUESTS

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. TONY HAWK FOUNDATION - PRESENTATION TO THE CITY OF COMPTON

ACTION: PRESENTATION MADE

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 and item be removed or discussed

REPORTS OF OFFICERS AND COMMISSIONS

COMPTON CAREERLINK

2. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO REDISTRIBUTE RAPID RESPONSE PROGRAM FUNDS WITHIN THE WORKFORCE INVESTMENT ACT (WIA) SERIES 100 AND 200 ACCOUNTS FOR FISCAL YEAR 2007/08.

ACTION: RESOLUTION 22,478

CITY CONTROLLER

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE CITY MANAGER'S OFFICE BUDGET FOR FISCAL YEAR 2007-2008 ADDING A SYSTEMS COORDINATOR AND A COMPUTER TECHNICIAN

ACTION: RESOLUTION 22,479

END CONSENT AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES

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

ACTION: REAGENDED

YOUTH LEADERSHIP COUNCIL

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

CITY TREASURER'S REPORTS

UNFINISHED BUSINESS

NEW BUSINESS

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE BID OF COMMERCIAL ROOFING TO PROVIDE THE LABOR NEEDED TO INSTALL ROOFING SYSTEMS AT VARIOUS CITY PARKS

ACTION: RESOLUTION 22,480

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE BID OF THE GARLAND COMPANY INC. TO PROVIDE THE MATERIAL NEEDED TO INSTALL ROOFING SYSTEMS AT VARIOUS CITY PARKS

ACTION: RESOLUTION 22,481

7. ORDINANCE AMENDING THE OFFICIAL ZONING MAP - CHANGE OF ZONE CASE NO. 287

ACTION: PLACED ON FIRST READING

8. APPROVING A REQUEST FOR DIVISION OF LAND-TENTATIVE TRACT MAP NO. 69497

ACTION: DENIED RESOLUTION 22,482

APPROVAL OF WARRANTS

ACTION: APPROVED

AUDIENCE COMMENTS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, December 04, 2007 @ 7:00 PM.

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

November 20, 2007

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 REDISTRIBUTE RAPID
RESPONSE PROGRAM FUNDS WITHIN THE WORKFORCE
INVESTMENT ACT (WIA) SERIES 100 AND 200 ACCOUNTS FOR
FISCAL YEAR 2007/08.**

SUMMARY

This resolution authorizes the City Manager to amend the WIA Rapid Response Program budget to redistribute funds based on projected expenditures for fiscal year 2007/08.

BACKGROUND INFORMATION

The Worker Adjustment and Retaining Notification (WARN) Act mandates companies experiencing a layoff of seventy-five (California WARN) or more employees to notify the State and local elected officials. The Los Angeles County Board of Supervisors (BOS) is the local elected official for the County of Los Angeles local Workforce Investment Area. The Board of Supervisors have designated the Department of Community and Senior Services as the repository for the WARN administration entity in Los Angeles County. The Compton CareerLink WorkSource Center acts as a sub recipient of federal funds from Community and Senior Services and thus shall transition into the provision of direct Rapid Response services. This responsibility includes the ability to respond with layoff intervention services within 24 hours throughout the County of Los Angeles and to accommodate all the work hour shifts, including day, evening and night shifts. The intent is to be responsive to the companies' needs.

STATEMENT OF THE ISSUES

The CareerLink staff finds it necessary to reallocate funds within the 100 and 200 line item series to allow for anticipated expenditures to occur. City Council approval is requested to amend the WIA Rapid Response budget to allow for expenditures to be remunerated.



MAYOR AND COUNCIL MEMBERS

November 20, 2007

Page 2

FISCAL IMPACT

There is no impact to the General Fund.

RECOMMENDATION:

Staff recommends City Council approval of the attached resolution.

**Kimberly McKenzie, Director
CareerLink WorkSource Center**

**Charles Evans
City Manager**

Attachment

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING THE CITY MANAGER TO REDISTRIBUTE RAPID RESPONSE
PROGRAM FUNDS WITHIN THE WORKFORCE INVESTMENT ACT (WIA)
SERIES 100 AND 200 ACCOUNTS FOR FISCAL YEAR 2007/08.**

WHEREAS, the CareerLink WorkSource California Center is designated to receive funds from the Community and Senior Services of Los Angeles County to conduct the Rapid Response services in the Los Angeles County areas; and

WHEREAS, this responsibility includes the ability to respond with layoff intervention services to affected dislocated workers within a 24 hour period of notification throughout the County of Los Angeles; and

WHEREAS, the Compton CareerLink WorkSource Center submitted its fiscal year 2007/08 budget based on projected revenues; and

WHEREAS, there is a need to amend the budget to reflect actual expenditures and authorize the City Manager or his designee to approve the transfer of funds within the WIA Rapid Response salary and operational/training accounts for fiscal year 2007-08.

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

Section 1. That the City Manager or his designee is authorized to approve the transfer of funds within the WIA Rapid Response Program salary and operations/training accounts as follows:

FROM	DESCRIPTION	AMOUNT
2762-810-U004123	Salaries-Training	<\$10,000>
Total Revenue		<\$10,000>

TO	DESCRIPTION	AMOUNT
2762-810-U004266	Contract Services	\$10,000
Total Expenditure		\$10,000

Section 2. That the WIA Rapid Response budget be amended to reflect changes in estimated revenues and actual expenditures.

Section 3. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Clerk, City Controller, City Attorney and CareerLink WorkSource California Center.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.



RESOLUTION NO. _____
Page Two

ADOPTED this _____ day of _____, 2007.

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 _____, 2007.

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

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

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: CareerLink

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY MANAGER TO REDISTRIBUTE RAPID RESPONSE PROGRAM FUNDS WITHIN THE WORKFORCE INVESTMENT ACT (WIA) SERIES 100 AND 200 ACCOUNTS FOR FISCAL YEAR 2007/08.

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<BudgetName>
BUDGET OFFICER

<BudgetDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

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

From: Carolyn Myles
Sent: Wednesday, November 21, 2007 3:55 PM
To: Alita Godwin
Subject: Staff Report Cover Resol.doc

Attachments: Staff Report Cover Resol.doc
Thanks.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF
THE CITY OF COMPTON AMENDING THE
CITY MANAGER’S OFFICE BUDGET FOR
FISCAL YEAR 2007-2008 ADDING A SYSTEMS
COORDINATOR AND A COMPUTER TECHNICIAN

WHEREAS, the number of computers that the City has to support has increased tremendously and the technology required to support these systems has changed drastically; and

WHEREAS, it has become necessary to employ additional staff persons to perform the tasks in order to maintain the system.

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

SECTION 1. That the fiscal year 2007-2008 Budget for the City Manager’s Office be amended to provide funds to hire a Systems Coordinator at salary range 140 and a Computer Technician at Salary Range 123.

SECTION 2. That the revenue and appropriations for fiscal Year 2007-2008 be amended as follows:

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
1001-000000- 3990	Prior Years Revenue	\$90,350
1001-510000-4135	Sales – Temporary	\$77,462
1001-510000-4180	FICA	\$4,803
1001-510000-4190	Workers Compensation	\$5,973
1001-510000-4194	Life Insurance	\$201
1001-510000-4197	Unemployment Insurance	\$322
1001-510000-4198	State Disability Insurance	\$422
1001-510000-4199	Medicare	\$1,124

SECTION 3. That the Systems Coordinator and Computer Technician positions are hereby approved and added to the City Manager’s Office Budget for fiscal year 2007-2008.

SECTION 4. That copies of this resolution shall be forwarded to the Offices of the City Manager, City Controller, and Human Resources.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

RESOLUTION NO. _____
PAGE 2

ADOPTED this _____ day of _____ 2007.

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
_____, 2007.

That said resolution was adopted by the following vote to wit:

AYES: COUNCIL MEMBER-
NOES: COUNCIL MEMBER-
ABSENT: COUNCIL MEMBER -
ABSTAIN: COUNCIL MEMBER-

CITY CLERK OF THE CITY OF COMPTON



RESOLUTION SIGN-OFF FORM

DEPARTMENT: Controller

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE CITY MANAGER'S OFFICE BUDGET FOR FISCAL YEAR 2007-2008 TO ADDING SYSTEM COORDINATOR AND A COMPUTER TECHNICIAN

<ManagersName>
DEPARTMENT MANAGER'S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<BudgetName>
BUDGET OFFICER

<BudgetDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

Use when:

Public Works: When contracting for Engineering Services.

City Attorney: When contracting for legal services; contracts that require City Attorney's review.

Controller/Budget Officer: Amending Budget; appropriating and/or transferring funds; adding and/or deleting positions; any resolution having account numbers.

Asst. City Manager/OAS: All personnel actions.

November 27, 2007

TO: MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE BID OF COMMERCIAL ROOFING TO PROVIDE THE LABOR NEEDED TO INSTALL ROOFING SYSTEMS AT VARIOUS CITY PARKS

SUMMARY

This resolution authorizes the City Manager to accept the bid and enter into a contract with Commercial Roofing to install metal seam and 4 ply roofing systems at Lueders Park, Kelly Park, and Gonzales Park.

BACKGROUND

The General Services Department is responsible for the maintenance and repair of City facilities. Lueders, Kelly, and Gonzales Parks are in need of new roofing systems. On January 23, 2007, Resolution Number 22,214 was passed which allocated CDBG funds to replace deteriorated and water damaged roofs at eligible parks and recreation facilities.

STATEMENT OF THE ISSUE

The General Services Department prepared invitation for bids to install new roofing systems at various City facilities. Six roofing companies responded. One company did not provide the required bid bond and another company only provided a bid for one facility. The following four companies provided proposals to install new roofing systems for the Park Facilities-Roof Replacement Project. Below are the quotes to provide labor to install the new roofing systems at Lueders Park, Kelly Park, and Gonzales Park:

<u>COMPANY</u>	<u>QUOTE</u>
Best Roofing	\$334,785
Lavey Roofing	\$471,000
ADCO Roofing	\$392,000
Commercial Roofing	\$262,250

Commercial Roofing is the most responsive contractor. In addition Commercial Roofing has an Economic Opportunity Plan which meets the CDBG Section-3 requirements.

RECOMMENDATION

It is recommended that the City Council approve the attached resolution to accept the bid and enter into a contract with Commercial Roofing.

ROBERT BURNETT
GENERAL SERVICES DIRECTOR

CHARLES EVANS
CITY MANAGER

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
ACCEPTING THE BID OF COMMERCIAL ROOFING TO PROVIDE
THE LABOR NEEDED TO INSTALL ROOFING SYSTEMS AT
VARIOUS CITY PARKS**

WHEREAS, the City of Compton is responsible for providing citizens with well-maintained parks for leisure and recreational enjoyment; and

WHEREAS, the General Services Department must ensure the proper maintenance of all City facilities; and

WHEREAS, the roofing systems at Lueders, Kelly, and Gonzales Parks have deteriorated and suffered water damaged; and

WHEREAS, a CDBG grant was awarded to replace the roofing system at several park facilities; and

WHEREAS, the following bids were received to provide the labor needed to install metal seam and 4 ply roofing systems at Lueders, Kelly, and Gonzales parks;

<u>Company</u>	<u>Quote</u>
Best Roofing	\$334,785
Lavey Roofing	\$471,000
ADCO Roofing	\$392,000
Commercial Roofing	\$262,250

WHEREAS, the bid of Commercial Roofing in the amount of \$262,250 was the most responsive and responsible; and

WHEREAS, it is in the best interest of the City of Compton to accept the bid and enter into a contract with Commercial Roofing.

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

SECTION 1. That the bid of Commercial Roofing is accepted.

SECTION 2. That the City Manager is authorized to issue a purchase order and enter into an agreement with Commercial Roofing in the amount of \$262,250.00 to provide the labor needed to install the roofing systems at Lueders, Kelly, and Gonzales Parks.

SECTION 3. That funds are allocated in Account Number 2800-600-T50-4269 in the amount of \$262,250.00 in the General Services Department's 2007-2008 Fiscal Year Budget.

RESOLUTION NO. _____
Page 2

SECTION 4. That copies of this resolution shall be filed in the offices of the City Manager, City Controller, General Services, and City Clerk.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

Adopted this _____ day of _____, 2007.

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 _____, 2007.

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

AYES: COUNCIL MEMBER –
NOES: COUNCIL MEMBER –
ABSENT: COUNCIL MEMBER –
ABSTAINS: COUNCIL MEMBER –

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: General Services

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE BID OF COMMERCIAL ROOFING TO PROVIDE THE LABOR NEEDED TO INSTALL ROOFING SYSTEMS AT VARIOUS CITY PARKS

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<BudgetName>
BUDGET OFFICER

<BudgetDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

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

November 27, 2007

TO: MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE BID OF THE GARLAND COMPANY INC. TO PROVIDE THE MATERIAL NEEDED TO INSTALL ROOFING SYSTEMS AT VARIOUS CITY PARKS

SUMMARY

This resolution authorizes the City Manager to accept the bid and enter into a contract with The Garland Company Inc. to provide the metal seam and 4 ply flat roofing material needed for Lueders Park, Kelly Park, and Gonzales Park roofs.

BACKGROUND

The General Services Department is responsible for the maintenance and repair of City facilities. Lueders, Kelly, and Gonzales Parks are in need of new roofing systems. On January 23, 2007, Resolution Number 22,214 was passed which allocated CDBG funds to replace deteriorated and water damaged roofs at eligible parks and recreation facilities.

STATEMENT OF THE ISSUE

The General Services Department reviewed four bids through the California Multiple Award Schedule (CMAS/GSA) website in order to take advantage of the tremendous discount available to States, Counties, and Cities. Roofing material prices for the parks are listed below:

<u>COMPANY</u>	<u>QUOTE</u>
The Garland Company, Inc.	\$227,565.47
Tremco Inc.	\$263,384.60
Bucon, Inc.	\$169,242.00
W. P. Hickman System, Inc.	\$ 7,038.85

Bucon manufactures only metal roofing material and does not provide flat roofing material. Hickman manufactures only flat roofing material and does not provide metal roofing material. Although The Garland Company Inc. and Tremco Inc. both manufacture metal and flat roofing material, The Garland Company Inc. offers the lowest price and best warranty. Garland's warranty covers the contracted labor and materials for 30 years. Garland will also supervise the installation and provide annual follow ups for the life of the warranty.

The total amount of the contract to Garland Company is \$227,565.47. This includes miscellaneous materials (clips, stressply IV UV minerals, rivets, prime. etc.), shipping and taxes.

RECOMMENDATION

It is recommended that the City Council approve the attached resolution to accept the bid and enter into a contract with The Garland Company Inc.

**ROBERT BURNETT
GENERAL SERVICES DIRECTOR**

**CHARLES EVANS
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE BID OF THE GARLAND COMPANY INC. TO PROVIDE THE MATERIAL NEEDED TO INSTALL A ROOFING SYSTEM AT VARIOUS CITY PARKS

WHEREAS, the City of Compton is responsible for providing citizens with well-maintained parks for leisure and recreational enjoyment; and

WHEREAS, the General Services Department must ensure the proper maintenance of all City facilities; and

WHEREAS, the roofing systems at Lueders, Kelly, and Gonzales Parks have deteriorated and suffered water damaged; and

WHEREAS, a CDBG grant was awarded to replace the roofing system at several park facilities; and

WHEREAS, the following bids were reviewed to provide the materials needed to install metal seam and 4 ply flat roofing systems at Lueders, Kelly, and Gonzales parks;

<u>Company</u>	<u>Quote</u>
The Garland Company, Inc.	\$227,565.47
Tremco Inc.	\$263,384.60
Bucon, Inc.	\$169,242.00
W. P. Hickman Systems, Inc.	\$ 7,038.85

WHEREAS, In addition to the material cost listed above, the contract includes miscellaneous materials, shipping, and taxes.

WHEREAS, the bid of The Garland Company Inc. in the amount of \$227,565.47 offers the lowest price and best warranty; and

WHEREAS, it is in the best interest of the City of Compton to accept the bid and enter into a contract with The Garland Company Inc.

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

SECTION 1. That the bid of The Garland Company Inc. is accepted.

SECTION 2. That the City Manager is authorized to issue a purchase order and enter into a contract with The Garland Company Inc. in the amount of \$227,565.47 to provide the material needed to install the roofing systems at Lueders, Kelly, and Gonzales Parks.

RESOLUTION NO. _____
Page 2

SECTION 3. That funds are allocated in Account Number 2800-600-T50-4269 in the amount of \$69,530.00 and Account Number 2800-600-R64-4269 in the amount of \$158,035.47 in the General Services Department’s 2007-2008 Fiscal Year Budget.

SECTION 4. That copies of this resolution shall be filed in the offices of the City Manager, City Controller, General Services, and City Clerk.

SECTION 5. That the Mayor shall sign and the City Clerk shall attest to the adoption of this resolution.

Adopted this _____ day of _____, 2007.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

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NOES: COUNCIL MEMBER –
ABSENT: COUNCIL MEMBER –
ABSTAINS: COUNCIL MEMBER –

CITY CLERK OF THE CITY OF COMPTON

RESOLUTION SIGN-OFF FORM

DEPARTMENT: General Services

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ACCEPTING THE BID OF THE GARLAND COMPANY INC. TO PROVIDE THE MATERIAL NEEDED TO INSTALL ROOFING SYSTEMS AT VARIOUS CITY PARKS

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<BudgetName>
BUDGET OFFICER

<BudgetDate>
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<CityManager>
CITY MANAGER

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November 27, 2007

TO: MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

**SUBJECT: PUBLIC HEARING REGARDING APPROVAL OF TENTATIVE TRACT
MAP NO. 69497 AND CHANGE OF ZONE NO. 287**

SUMMARY

The City Council will consider approval of Tentative Tract Map No. 69497 and Change of Zone No. 287 to allow construction of a 37-unit, for sale town home development at 250 N. Central Avenue, Compton.

BACKGROUND

On October 10, 2007, the Planning Commission approved Conditional Use Permit Case No. 2592 and recommended approval by City Council of Tentative Tract Map No. 69497 and Change of Zone No. 287. The proposed subdivision is regulated by the State Subdivision Map Act and Chapter XXVIII, and Change of Zone No. 287 by Chapter XXX of the Municipal Code. It requires that the Commission make a recommendation to City Council, which makes the final decision.

A request for public hearing by City Council was approved on November 6, 2007 and notification of the requested hearing published in the Compton Bulletin on Wednesday, November 14, and November 21, 2007.

DESCRIPTION OF THE PROJECT

This site is a rectangular shaped parcel of land approximately 109,980 square feet in size (2.46 acres). The site has a street frontage along Central Avenue of one hundred thirty-five (135) feet and average depth of eight hundred forty-two (842) feet. Current site development includes a two story, approximately 10,000 square foot commercial structure which the applicant proposes to demolish in order to construct the new thirty-seven, town home units.

The main entrance is on Central Avenue with exit only emergency access to Nestor Avenue. The applicant has proposed attached town homes and detached town home units. The first floor of each unit has a living, dining, kitchen, powder room and 2-car garage. On the second floor is a master bedroom/bathroom suite, two additional bedrooms and full bath. Laundry facilities and linen storage are also provided on the second floor. Thirty-seven guest parking spaces will be provided throughout the development. A private open space area of approximately 275 square feet is indicated for each unit located adjacent to the living room. Four town home plan types are proposed at either 1,642 or 1,684 square feet.

Common open space is dispersed throughout the development, including a ten-foot landscaped walkway along the northern and southern property lines, pool area in the center of the site, a 660 square foot community/utility building and 5,100 square foot garden area located on the far eastern property line. The total common open space is approximately 34,471 square feet or 31% of the total site. Setbacks from property line for buildings in the R-M zone is 20 feet in the front and rear, 5 feet on the side property lines with which the project is in compliance. Maximum building height is proposed at 23 feet, also code compliant; maximum height allowed by code for the R-M zone is 35 feet.

The applicant has requested that the zoning of the property be changed from C-L (Limited Commercial) to R-M (Medium-Density Residential). The R-M zoning allows a density of one unit for every 2,500 square feet of lot area. The applicant has proposed 37 units versus the 43 units allowed per zoning and General Plan density. Residential units may be constructed in the C-L zone with approval of a conditional use permit which the Planning Commission has granted. The applicant has requested a change to R-M for the sake of residential zoning conformity with the proposed project.

ANALYSIS

The applicant's project proposes all 37 units at market-rate and, in addition to, sizable three-bedroom units, community amenities including extensive open space, pool and garden areas as well as "community/utility" room and patio areas for meetings or small gatherings. The 37-unit project is also proposed at the density allowed by the General Plan Mixed Use land use designation and requested change to R-M (Medium-Density Residential) zoning for the site. The existing zoning of C-L (Limited Commercial) is also consistent with the General Plan land use designation therefore the change of zone is not required to approve the tentative tract map and proposed residential development. Should the project fail to be completed, approval of the change of zone would limit future land use proposals.

Because this is a multi-permit project, it was subject to review by various entities including the Development Review Committee (DRC), and City's environmental and liquefaction consultants. The project is also in the Redevelopment Project area and approval recommended by the Community Redevelopment Agency Director. The tentative tract map is consistent with all development standards in the Compton Municipal Code and is in conformance with the State Subdivision Map Act.

ALTERNATIVES

The tentative tract map is consistent with the city's development standards, subdivision ordinance, State Subdivision Map Act and General Plan land use designation. City Council may approve or deny the change of zone without prohibiting development of the project.

RECOMMENDATION

Staff recommends that City Council approve Tentative Tract Map No. 69497, subject to the findings and conditions contained in the attached resolution. Staff recommends that City Council deny the request for change of zone.

JOSEPH LIM, AICP
PLANNING DIRECTOR

CHARLES EVANS
CITY MANAGER

Attachments:

Aerial/Radius Map
Tentative Tract Map No. 69497
Project Plans – Site, Floor and Elevations

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
COMPTON AMENDING THE OFFICIAL ZONING MAP (CHANGE
OF ZONE CASE NO. 287)

THE CITY COUNCIL OF THE CITY OF COMPTON DOES ORDAIN AS
FOLLOWS:

Section 1. That the zoning classification of the following legally described real property located in the City of Compton shall be changed from C-L (Limited Commercial) to R-M (Medium-Density Residential):

THE SOUTH 132 FEET OF THAT PORTION OF BLOCK “I” OF THE TEMPLE AND GIBSON TRACT, IN THE CITY OF COMPTON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2 PAGES 540 AND 541 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE LAND CONVEYED TO FRED C. BURLINGAME, BY DEED RECORDED IN BOOK 66 PAGE 597 AND IN BOOK 145 PAGE 551 OF DEEDS; THENCE NORTH 89 DEGREES 43 MINUTES EAST ALONG THE NORTH LINE OF SAID LAND SO CONVEYED 853 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 03 DEGREES 09 MINUTES WEST ALONG THE EAST LINE OF THE LAND CONVEYED TO NAPOLEON GUAY, BY DEED RECORDED IN BOOK 2160 PAGE 127 OF DEEDS, 437.34 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES WEST 913.27 FEET TO THE WEST LINE OF SAID BLOCK 1; THENCE SOUTH 10 DEGREES 56 MINUTES EAST ALONG SAID WEST LINE, 443 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID LAND INCLUDED IN CENTRAL AVENUE.

ALSO EXCEPT THEREFROM AN UNDIVIDED FIVE SIXTHS INTEREST IN A WELL SITE UPON SAID LAND, SAID WELL SITE BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LAND; THENCE NORTH 10 DEGREES 56 MINUTES WEST ALONG THE WEST LINE THEREOF 85 FEET; THENCE NORTH 79 DEGREES 04 MINUTES EAST AT RIGHT ANGLES FROM SAID WEST LINE, 30 FEET, NORTH 79 DEGREES 04 MINUTES EAST AT RIGHT ANGLES FROM SAID WEST LINE, 30 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 56 MINUTES WEST PARALLEL WITH SAID WEST LINE 15 FEET; THENCE NORTH 79 DEGREES 04 MINUTES EAST AT RIGHT ANGLES FROM SAID WEST LINE 30 FEET; THENCE SOUTH 10 DEGREES 56 MINUTES EAST PARALLEL WITH SAID WEST LINE 15 FEET; THENCE SOUTH 79 DEGREES 04 MINUTES WEST 30 FEET TO THE POINT OF BEGINNING.

located at **250 N. Central Avenue, Compton, California**, and

Section 2. That the Planning Director is hereby instructed to amend the “Official Zoning Map of the City of Compton” in accordance with the provisions of Section 1 hereof.

Section 3. That the City Clerk shall publish this Ordinance in accordance with the law.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Ordinance.

ADOPTED this _____ day of _____, 2007.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

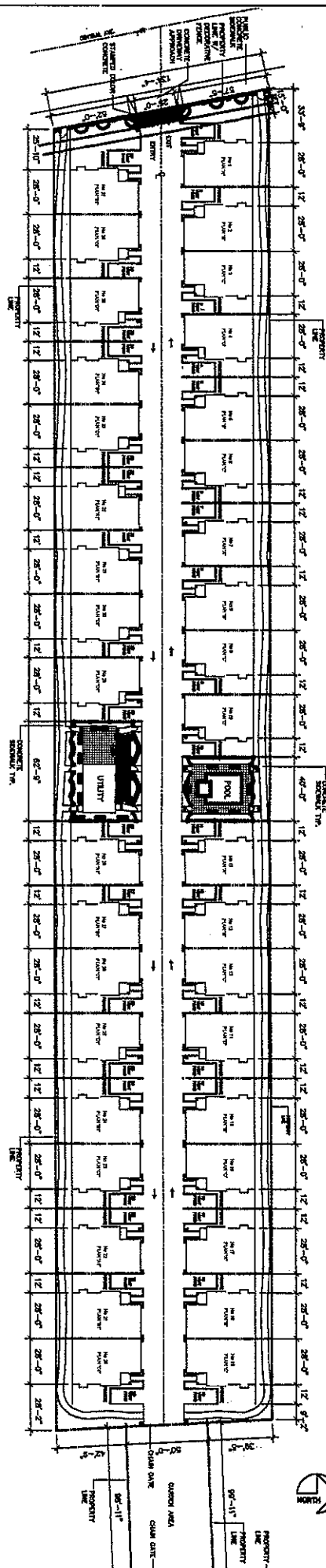
**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON**

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Ordinance was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2007.

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

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

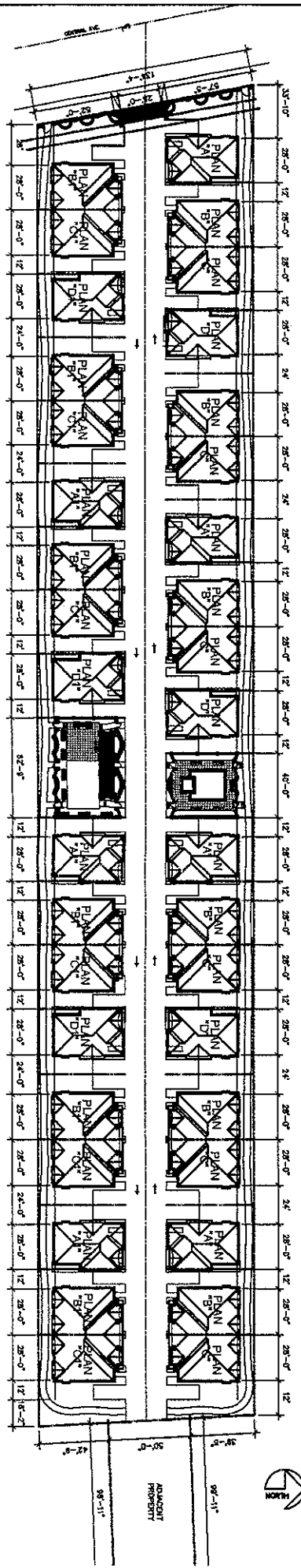
CITY CLERK OF THE CITY OF COMPTON



UNITS	UNITS	TOTAL UNITS
PLAN 1A	4 UNITS	3 UNITS
PLAN 1B	6 UNITS	6 UNITS
PLAN 1C (FLIP 1B)	6 UNITS	6 UNITS
PLAN 1D (FLIP 1A)	3 UNITS	3 UNITS
TOTAL UNITS	19 UNITS	18 UNITS

PLAN 1A	PLAN 1B	PLAN 1C	PLAN 1D
1ST FLR. AREA 680 S.F.	1ST FLR. AREA 670 S.F.	1ST FLR. AREA 670 S.F.	1ST FLR. AREA 680 S.F.
2ND FLR. AREA 1024 S.F.	2ND FLR. AREA 972 S.F.	2ND FLR. AREA 972 S.F.	2ND FLR. AREA 1024 S.F.
GARAGE 441 S.F.	GARAGE 441 S.F.	GARAGE 441 S.F.	GARAGE 441 S.F.
TOTAL = 2,125 S.F.	TOTAL = 2,083 S.F.	TOTAL = 2,083 S.F.	TOTAL = 2,125 S.F.

FIRST FLOOR SITE PLAN AND LEGEND

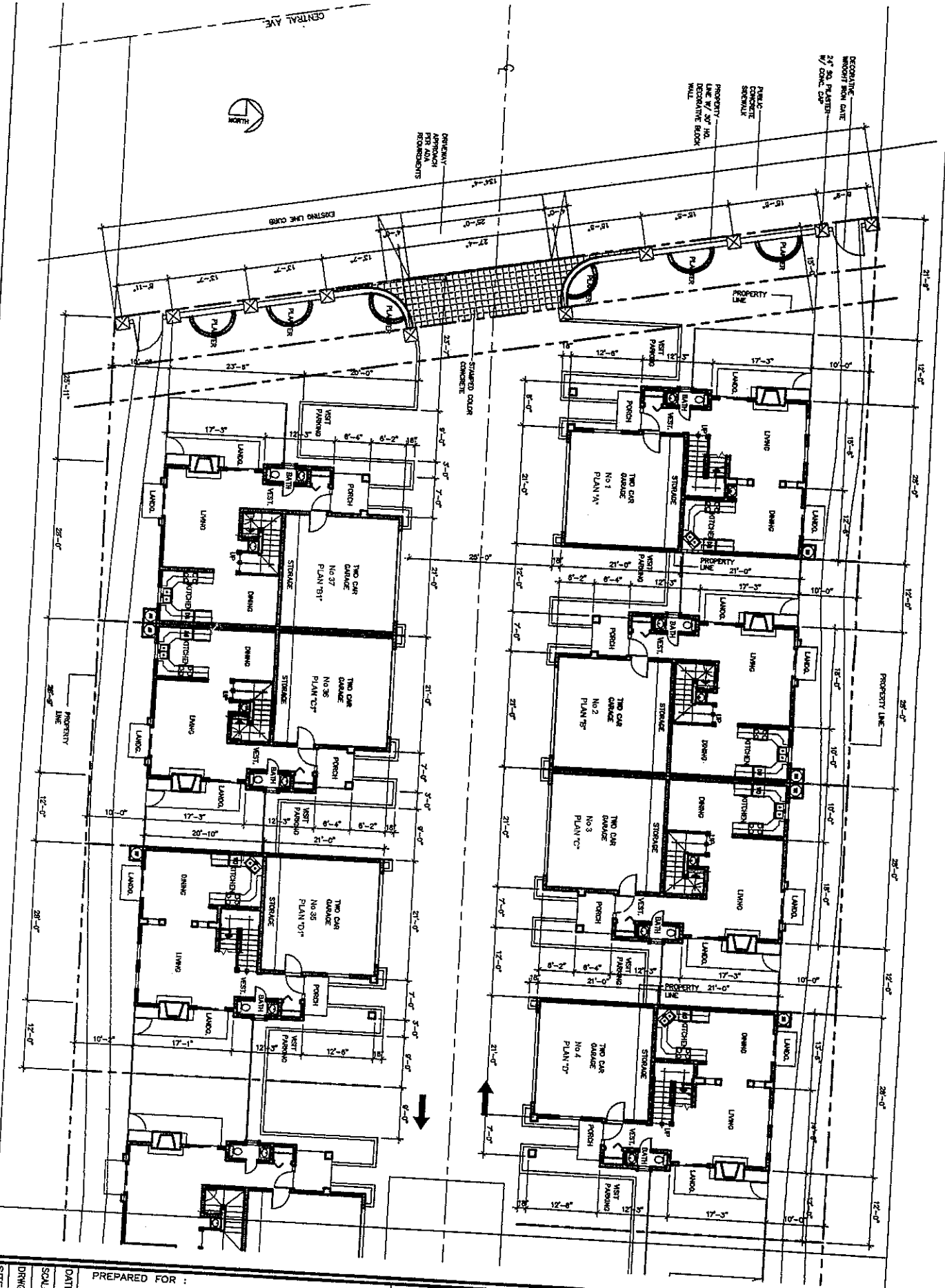


PLAN 1A	PLAN 1B	PLAN 1C	PLAN 1D
1ST FLR. AREA 680 S.F.	1ST FLR. AREA 670 S.F.	1ST FLR. AREA 670 S.F.	1ST FLR. AREA 680 S.F.
2ND FLR. AREA 1024 S.F.	2ND FLR. AREA 972 S.F.	2ND FLR. AREA 972 S.F.	2ND FLR. AREA 1024 S.F.
GARAGE 441 S.F.	GARAGE 441 S.F.	GARAGE 441 S.F.	GARAGE 441 S.F.
TOTAL = 2,125 S.F.	TOTAL = 2,083 S.F.	TOTAL = 2,083 S.F.	TOTAL = 2,125 S.F.

SECOND FLOOR AND ROOF SITE PLAN

#

ENLARGE FIRST FLOOR PLAN BLOCK "A"



SCALE
1/8"=1'-0"

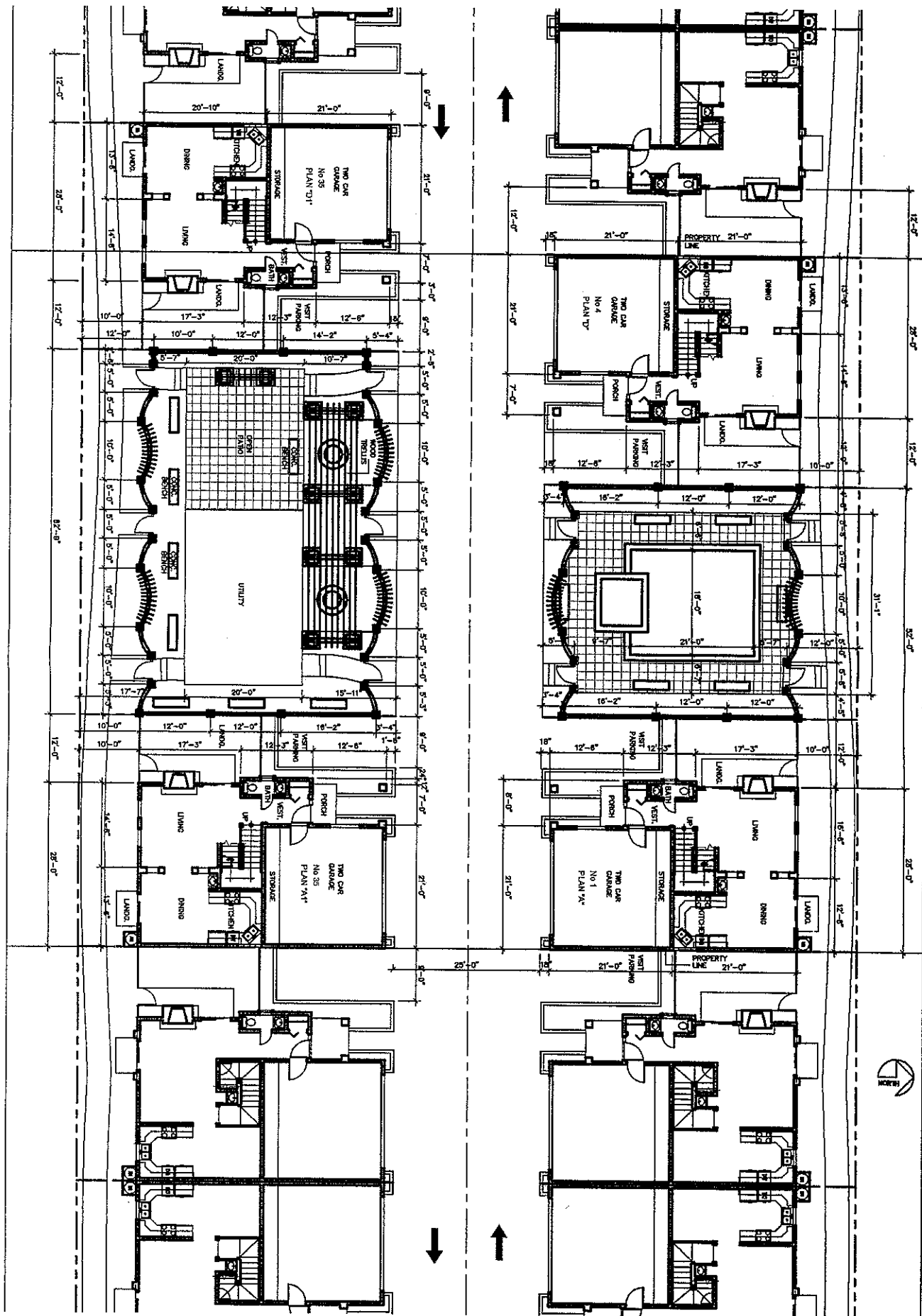
DATE : 03/20/07
SCALE : AS NOTED
DRAWN : C. BERNETT
SITE : COMPTON
SHEET :
A-2
OF

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA. 90022

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA. 90220
PHONE (909) 455-7328

REVISIONS

#



ENLARGE FIRST FLOOR PLAN BLOCK "C"

SCALE
1/8"=1'-0"

1

SHEET :
A-2.2
OF :

DATE : 03/20/07
SCALE : AS NOTED
DRAWN : CELEBERTI
SITE : COMPTON

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

REVISIONS

#

FIRST FLOOR AND SECOND FLOOR PLAN "A"

SCALE
1/4"=1'-0"

1

OF

A-3A

SHEET :

DRAWG : CLEBERT

SCALE : AS NOTED

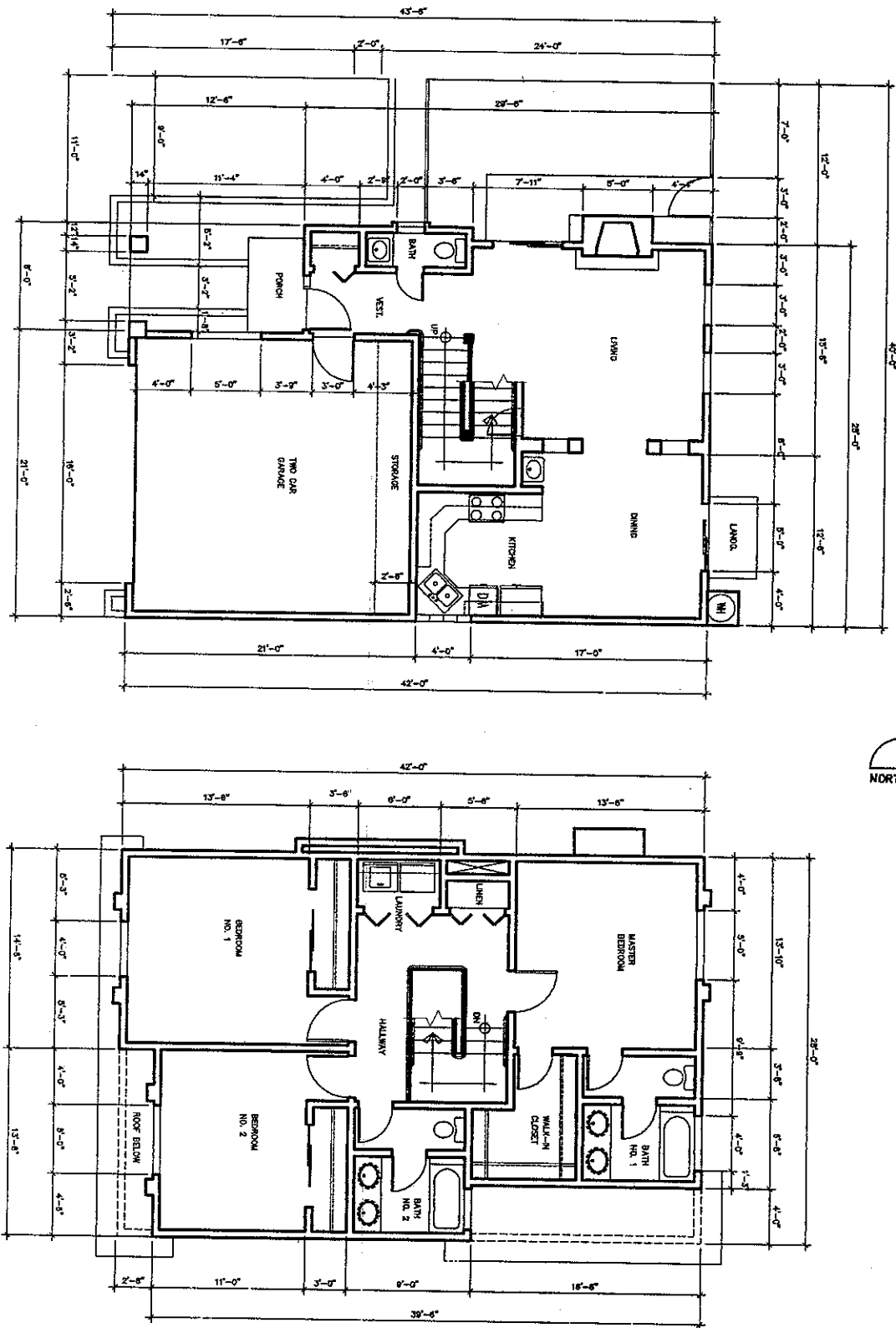
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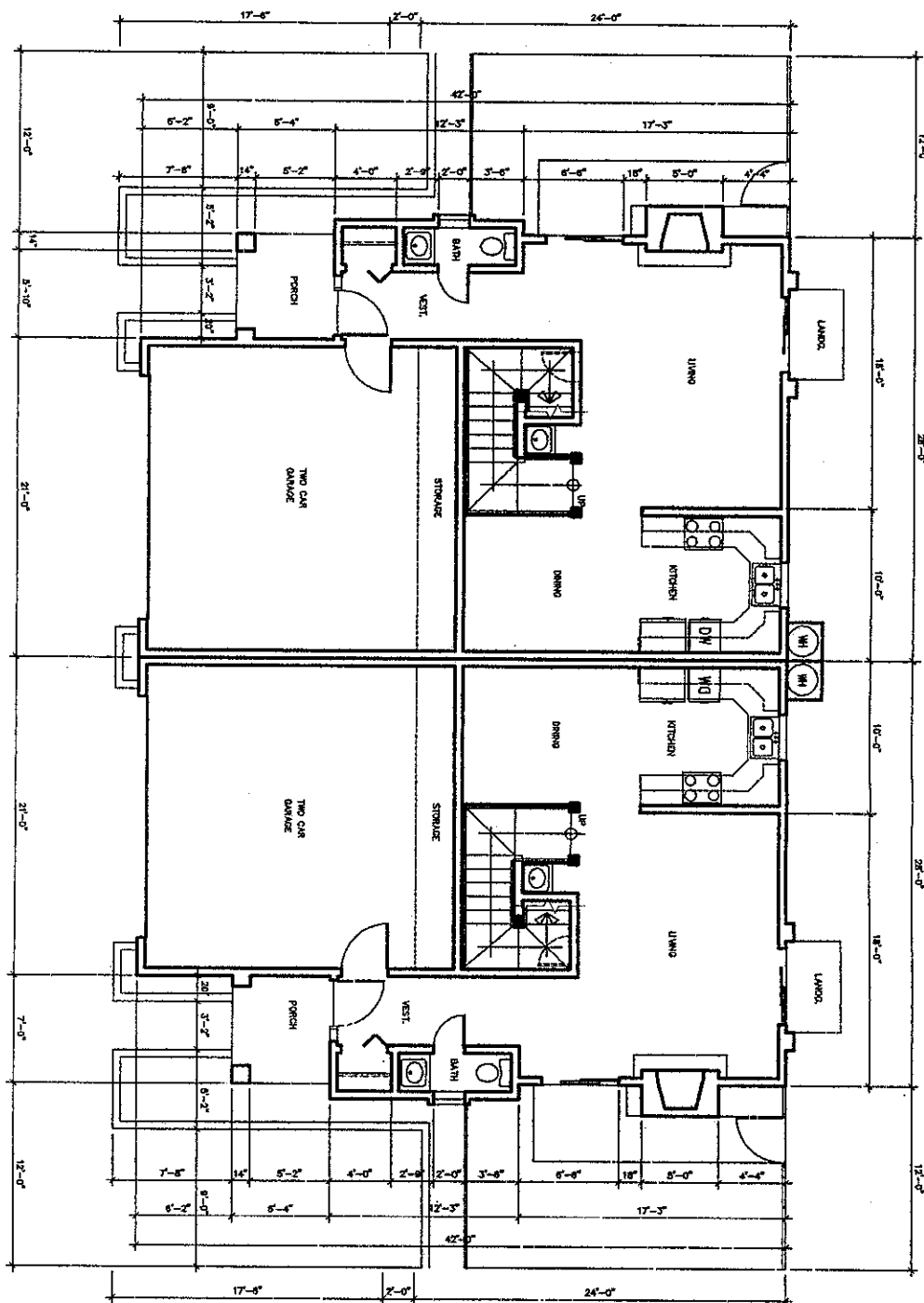
PREPARED FOR :

PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

REVISIONS





FIRST FLOOR PLAN "B"

SCALE 1/8"=1'-0"

SHEET 1 OF A-3B

DATE : 03/20/07
SCALE : AS NOTED
DRAWN : CELEBERTI
SITE : COMPTON

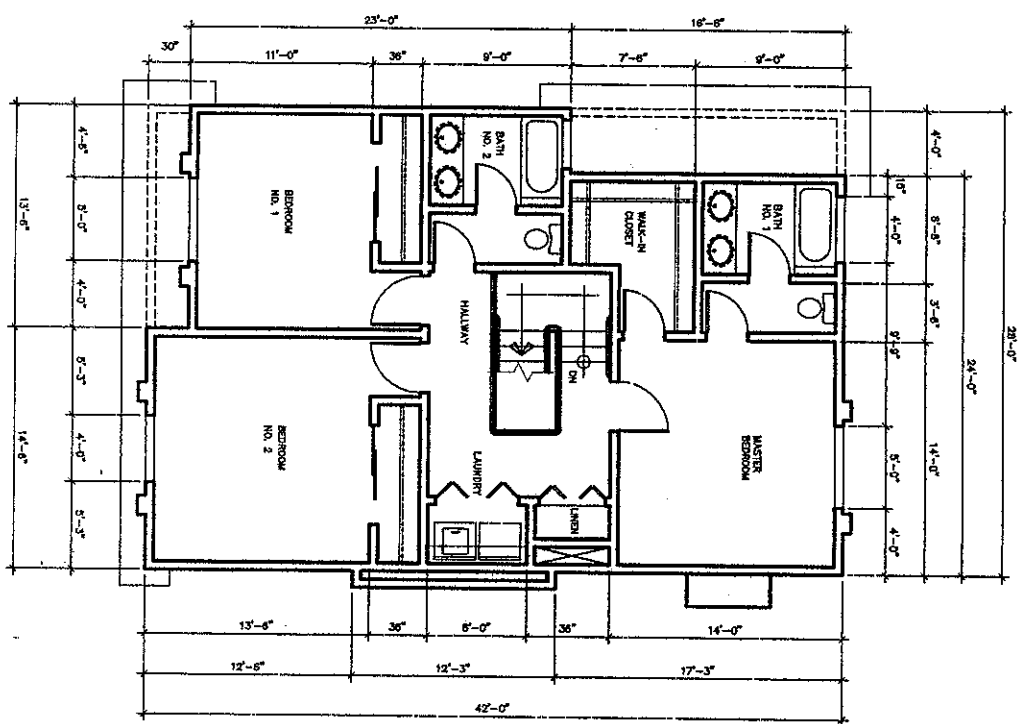
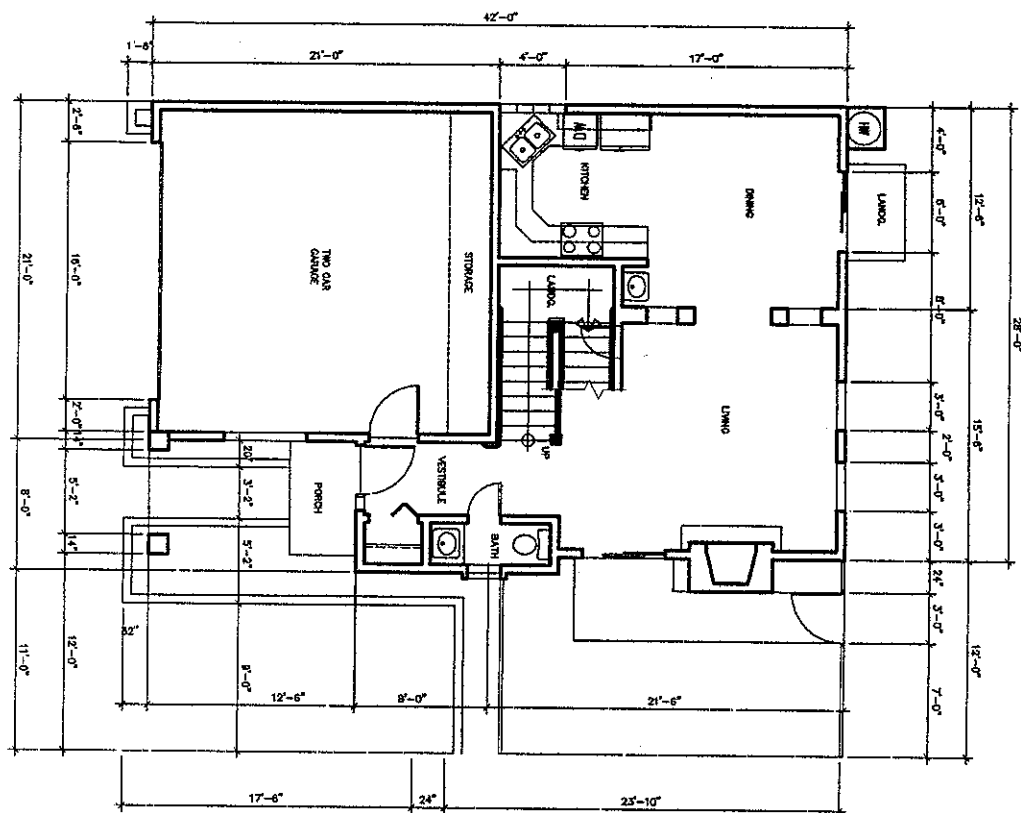
PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA. 90022

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA. 90220
PHONE (909) 455-7328

REVISIONS



REVISIONS						FEDERICK TORRES ARCHITECTURAL DESIGNER 63 HIDDEN VALLEY RD. PHILLIP RANCH CA.90220 PHONE (909) 455-7328	PREPARED FOR : PROJECT VILLA SANTA MARIA DE GUADALUPE 250 NORTH CENTRAL AVE. COMPTON CA.90022	DATE : 03/20/07 SCALE : AS NOTED DRAWN : CELEBERG SITE : COMPTON	SHEET : A-3B.1 OF
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FIRST FLOOR AND SECOND FLOOR PLAN "C"

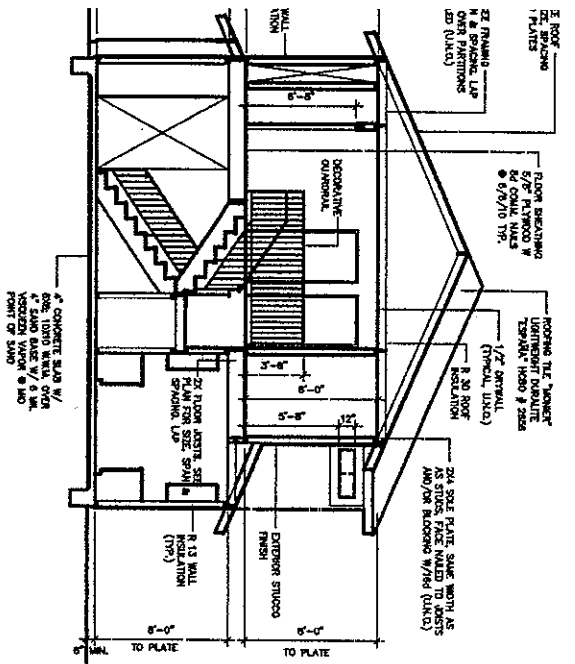
SCALE 1/8"=1'-0"

SHEET A-3C OF

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA. 90022

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA. 90220
PHONE (909) 455-7328

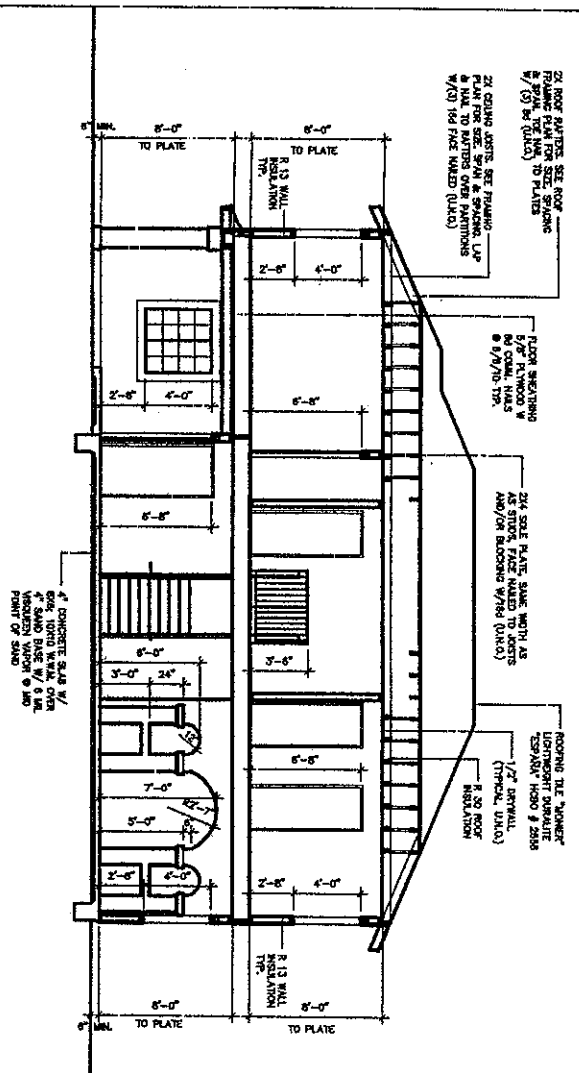
REVISIONS



SECTION PLAN "A"

SCALE 1/8"=1'-0"

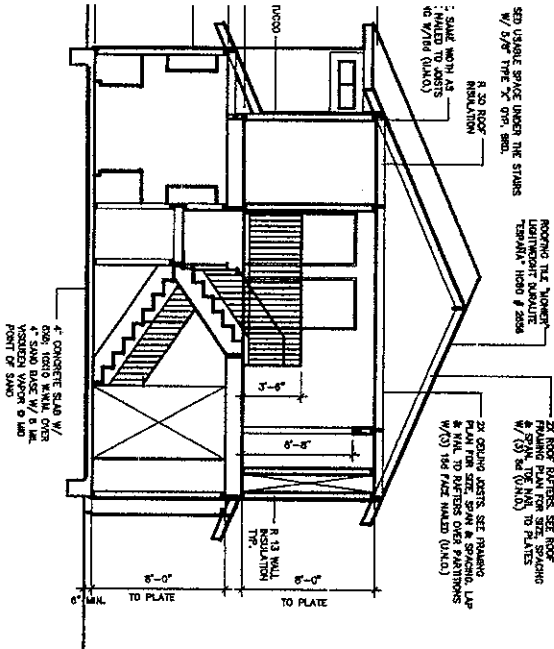
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SECTION PLAN "A"

SCALE 1/8"=1'-0"

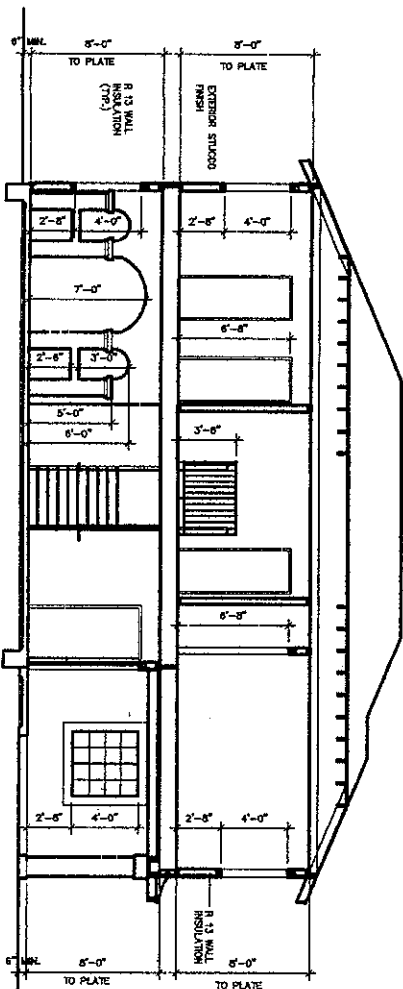
B



SECTION PLAN "C"

SCALE 1/8"=1'-0"

A



SECTION PLAN "C"

SCALE 1/8"=1'-0"

B

REVISIONS

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

DATE : 03/20/07

SCALE : AS NOTED

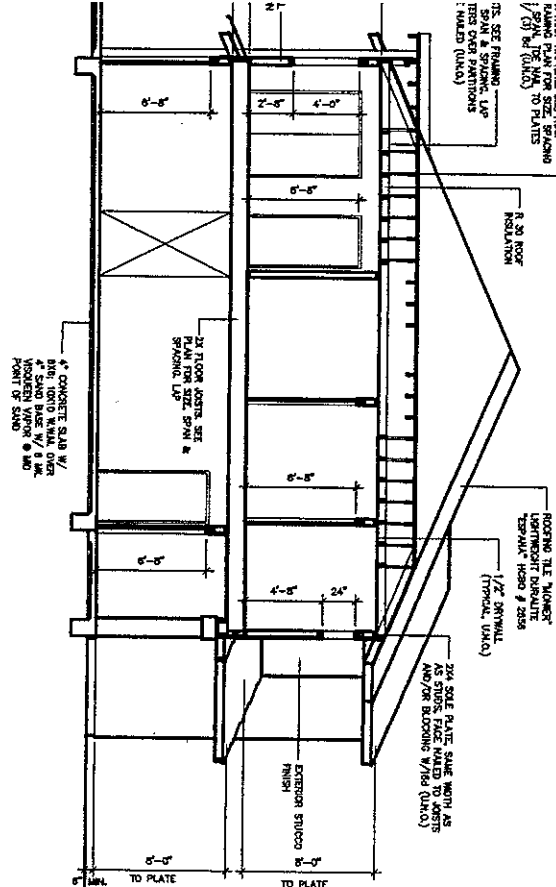
DRAWG : CELEBRITI

SITE : COMPTON

SHEET : A-4A

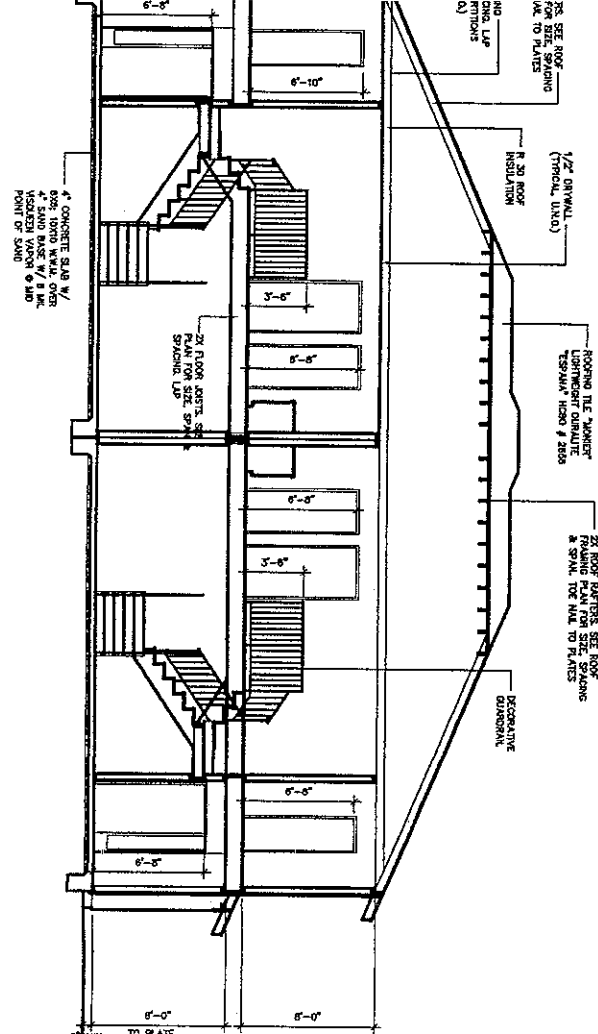
OF

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SECTION PLAN "B"

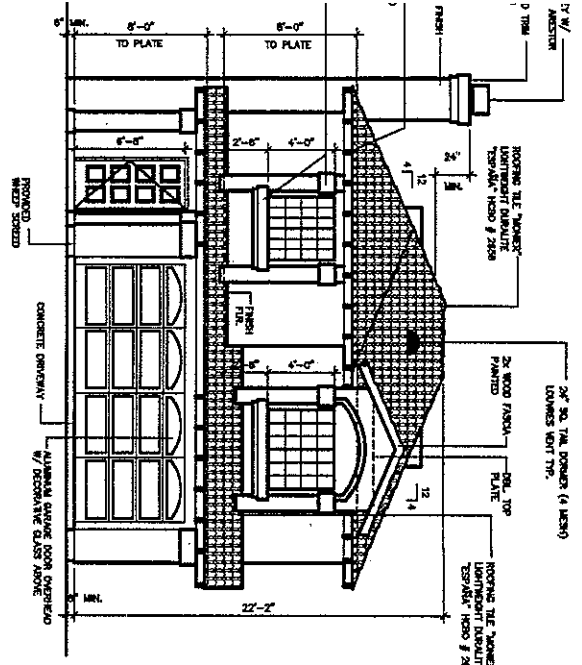
SCALE 1/4"=1'-0"



SECTION PLAN "B"

SCALE 1/4"=1'-0"

REVISIONS 		PROJECT VILLA SANTA MARIA DE GUADALUPE 250 NORTH CENTRAL AVE. COMPTON CA. 90022		PREPARED FOR : 		DATE : 03/20/07 SCALE : AS NOTED DRWG : CLEBERTI SITE : COMPTON		SHEET : A-4B OF	
FEDERICK TORRES ARCHITECTURAL DESIGNER 63 HIDDEN VALLEY RD. PHILLIP RANCH CA. 90220 PHONE (909) 455-7328									

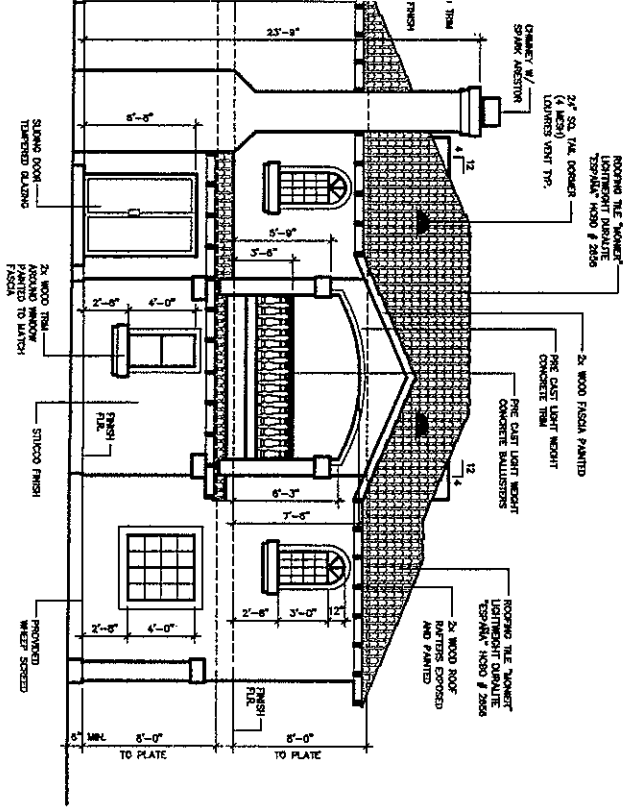
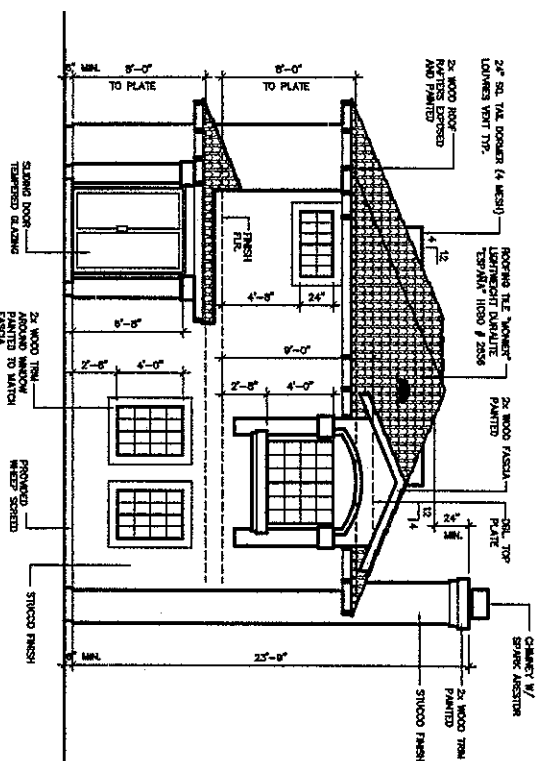


SOUTH ELEVATION PLAN "A"

SCALE 1

NORTH ELEVATION PLAN "A"

SCALE 2



WEST ELEVATION PLAN "A"

SCALE 3

SCALE 4

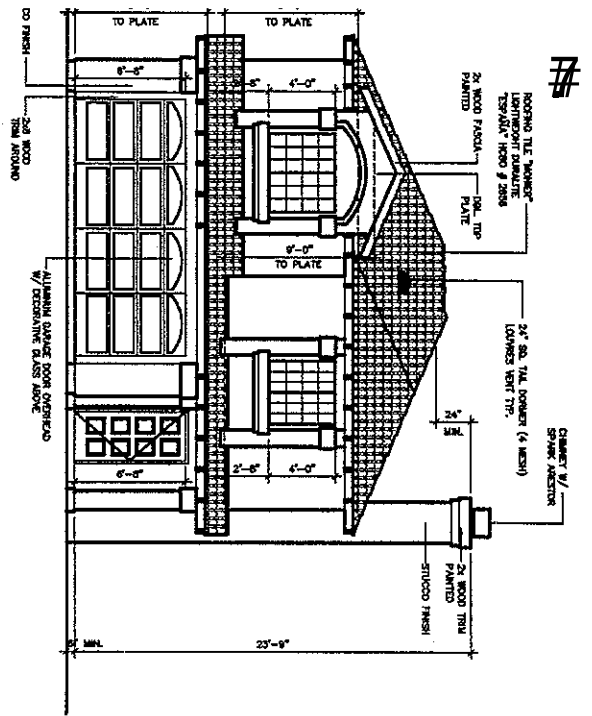
REVISIONS

FEDERICK TORRES
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PHILLIP RANCH CA.90220
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PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

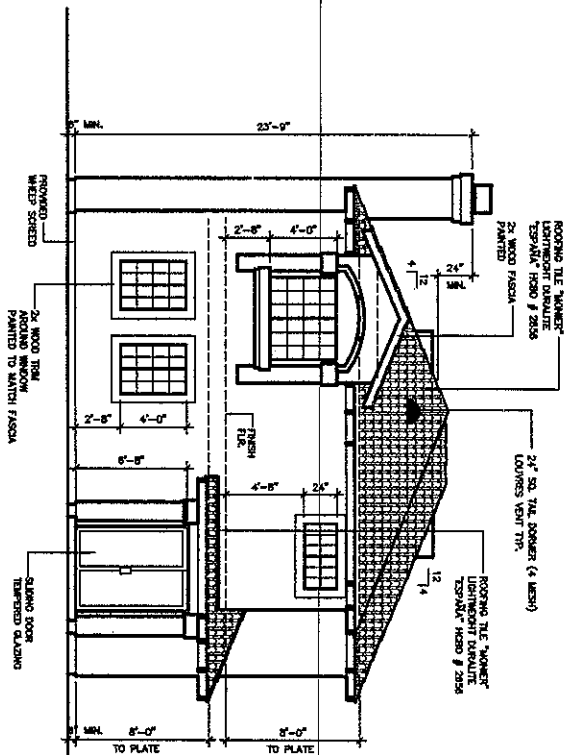
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DRWG : CALBERT
SITE : COMPTON

SHEET :
A-5A



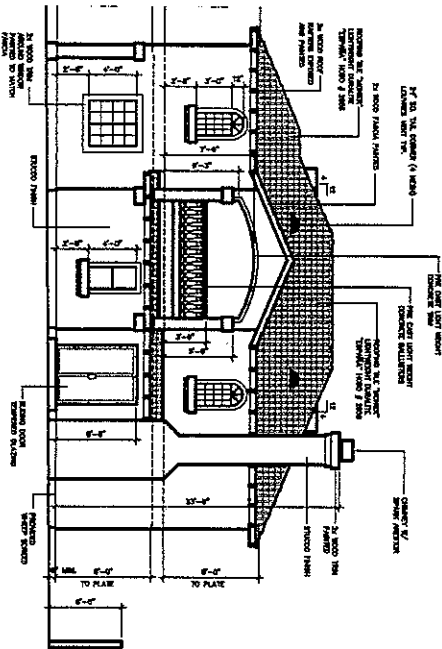
SOUTH ELEVATION PLAN "C"

SCALE 1
1/8"=1'-0"



NORTH ELEVATION PLAN "C"

SCALE 2
1/8"=1'-0"



WEST ELEVATION PLAN "C"

SCALE 3
1/8"=1'-0"

SCALE 4
1/8"=1'-0"

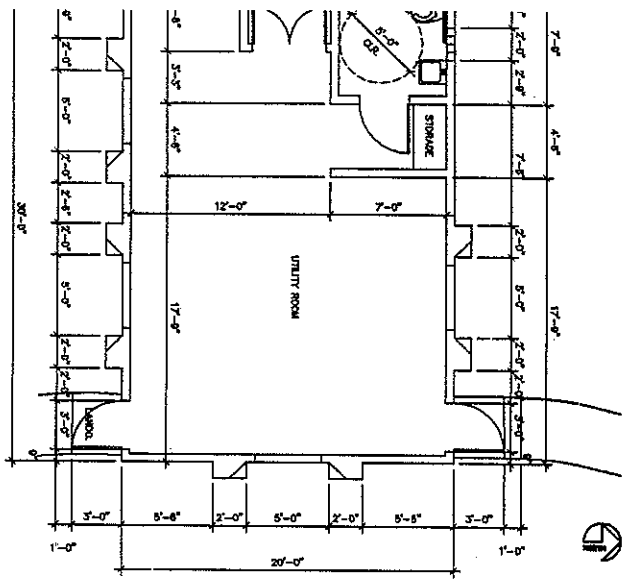
REVISIONS

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

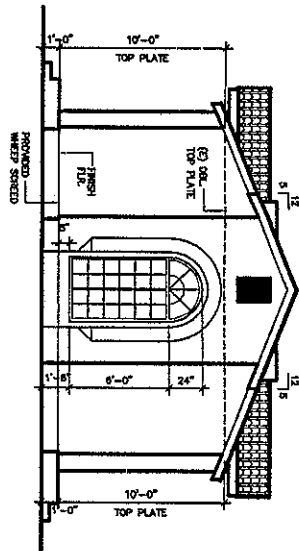
DATE : 03/20/07
SCALE : AS NOTED
DRAWN : CLEBERTI
SITE : COMPTON

SHEET :
A-5C
OF



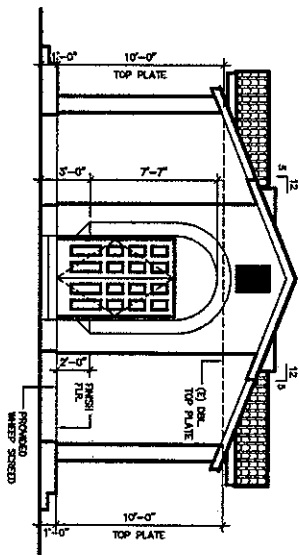
UTILITY ROOM

SCALE 1/8"=1'-0"



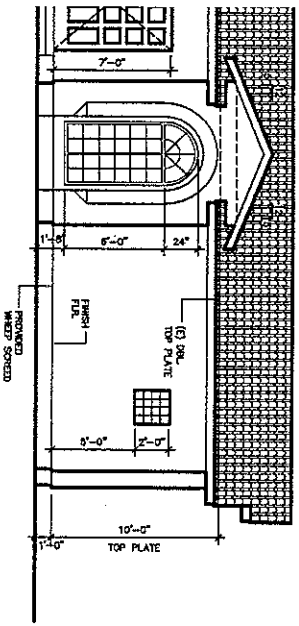
EAST ELEVATION

SCALE 1/8"=1'-0"



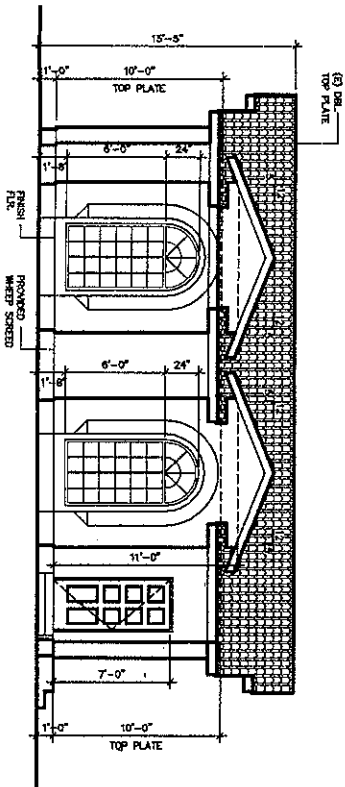
WEST ELEVATION

SCALE 1/8"=1'-0"



UTILITY ROOM

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"

REVISIONS

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA. 90220
PHONE (909) 455-7328

PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA. 90022

DATE : 03/20/07

SCALE : AS NOTED

DRAWN : CELESTINI

SITE : COMPTON

SHEET :

A-6

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Planning

RESOLUTION TITLE: ORDINANCE AMENDING THE OFFICIAL ZONING MAP -CHANGE OF ZONE CASE NO. 287

<ManagersName>
DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>
DATE

REVIEW / APPROVAL

<LegalName>
CITY ATTORNEY

<LegalDate>
DATE

<ControllerName>
CITY CONTROLLER

<ControllerDate>
DATE

<BudgetName>
BUDGET OFFICER

<BudgetDate>
DATE

<CityManager>
CITY MANAGER

<CityManagerDate>
DATE

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

November 27, 2007

TO: MAYOR AND COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: PUBLIC HEARING REGARDING APPROVAL OF TENTATIVE TRACT MAP NO. 69497 AND CHANGE OF ZONE NO. 287

SUMMARY

The City Council will consider approval of Tentative Tract Map No. 69497 and Change of Zone No. 287 to allow construction of a 37-unit, for sale town home development at 250 N. Central Avenue, Compton.

BACKGROUND

On October 10, 2007, the Planning Commission approved Conditional Use Permit Case No. 2592 and recommended approval by City Council of Tentative Tract Map No. 69497 and Change of Zone No. 287. The proposed subdivision is regulated by the State Subdivision Map Act and Chapter XXVIII, and Change of Zone No. 287 by Chapter XXX of the Municipal Code. It requires that the Commission make a recommendation to City Council, which makes the final decision.

A request for public hearing by City Council was approved on November 6, 2007 and notification of the requested hearing published in the Compton Bulletin on Wednesday, November 14, and November 21, 2007.

DESCRIPTION OF THE PROJECT

This site is a rectangular shaped parcel of land approximately 109,980 square feet in size (2.46 acres). The site has a street frontage along Central Avenue of one hundred thirty-five (135) feet and average depth of eight hundred forty-two (842) feet. Current site development includes a two story, approximately 10,000 square foot commercial structure which the applicant proposes to demolish in order to construct the new thirty-seven, town home units.

The main entrance is on Central Avenue with exit only emergency access to Nestor Avenue. The applicant has proposed attached town homes and detached town home units. The first floor of each unit has a living, dining, kitchen, powder room and 2-car garage. On the second floor is a master bedroom/bathroom suite, two additional bedrooms and full bath. Laundry facilities and linen storage are also provided on the second floor. Thirty-seven guest parking spaces will be provided throughout the development. A private open space area of approximately 275 square feet is indicated for each unit located adjacent to the living room. Four town home plan types are proposed at either 1,642 or 1,684 square feet.

Common open space is dispersed throughout the development, including a ten-foot landscaped walkway along the northern and southern property lines, pool area in the center of the site, a 660 square foot community/utility building and 5,100 square foot garden area located on the far eastern property line. The total common open space is approximately 34,471 square feet or 31% of the total site. Setbacks from property line for buildings in the R-M zone is 20 feet in the front and rear, 5 feet on the side property lines with which the project is in compliance. Maximum building height is proposed at 23 feet, also code compliant; maximum height allowed by code for the R-M zone is 35 feet.

The applicant has requested that the zoning of the property be changed from C-L (Limited Commercial) to R-M (Medium-Density Residential). The R-M zoning allows a density of one unit for every 2,500 square feet of lot area. The applicant has proposed 37 units versus the 43 units allowed per zoning and General Plan density. Residential units may be constructed in the C-L zone with approval of a conditional use permit which the Planning Commission has granted. The applicant has requested a change to R-M for the sake of residential zoning conformity with the proposed project.

ANALYSIS

The applicant's project proposes all 37 units at market-rate and, in addition to, sizable three-bedroom units, community amenities including extensive open space, pool and garden areas as well as "community/utility" room and patio areas for meetings or small gatherings. The 37-unit project is also proposed at the density allowed by the General Plan Mixed Use land use designation and requested change to R-M (Medium-Density Residential) zoning for the site. The existing zoning of C-L (Limited Commercial) is also consistent with the General Plan land use designation therefore the change of zone is not required to approve the tentative tract map and proposed residential development. Should the project fail to be completed, approval of the change of zone would limit future land use proposals.

Because this is a multi-permit project, it was subject to review by various entities including the Development Review Committee (DRC), and City's environmental and liquefaction consultants. The project is also in the Redevelopment Project area and approval recommended by the Community Redevelopment Agency Director. The tentative tract map is consistent with all development standards in the Compton Municipal Code and is in conformance with the State Subdivision Map Act.

ALTERNATIVES

The tentative tract map is consistent with the city's development standards, subdivision ordinance, State Subdivision Map Act and General Plan land use designation. City Council may approve or deny the change of zone without prohibiting development of the project.

RECOMMENDATION

Staff recommends that City Council approve Tentative Tract Map No. 69497, subject to the findings and conditions contained in the attached resolution. Staff recommends that City Council deny the request for change of zone.

JOSEPH LIM, AICP
PLANNING DIRECTOR

CHARLES EVANS
CITY MANAGER

Attachments:

- Aerial/Radius Map
- Tentative Tract Map No. 69497
- Project Plans – Site, Floor and Elevations

PLAN 'A'		PLAN 'B'		PLAN 'C'		PLAN 'D'	
1ST FLR AREA	660 S.F.	1ST FLR AREA	670 S.F.	1ST FLR AREA	670 S.F.	1ST FLR AREA	660 S.F.
2ND FLR AREA	1,024 S.F.	2ND FLR AREA	972 S.F.	2ND FLR AREA	972 S.F.	2ND FLR AREA	1,024 S.F.
GARAGE	441 S.F.	GARAGE	441 S.F.	GARAGE	441 S.F.	GARAGE	441 S.F.
TOTAL =	2,125 S.F.	TOTAL =	2,083 S.F.	TOTAL =	2,083 S.F.	TOTAL =	2,125 S.F.
PLAN 'A'							
1ST FLR AREA	660 S.F.	1ST FLR AREA	670 S.F.	1ST FLR AREA	670 S.F.	1ST FLR AREA	660 S.F.
2ND FLR AREA	1,024 S.F.	2ND FLR AREA	972 S.F.	2ND FLR AREA	972 S.F.	2ND FLR AREA	1,024 S.F.
GARAGE	441 S.F.	GARAGE	441 S.F.	GARAGE	441 S.F.	GARAGE	441 S.F.
TOTAL =	2,125 S.F.	TOTAL =	2,083 S.F.	TOTAL =	2,083 S.F.	TOTAL =	2,125 S.F.

Architectural floor plan of a building, likely a dormitory or institutional building, showing a grid system and room layouts. The plan includes dimensions and labels for various rooms.

Grid System: The plan is divided into a grid of 24 columns, numbered 1 through 24 from left to right.

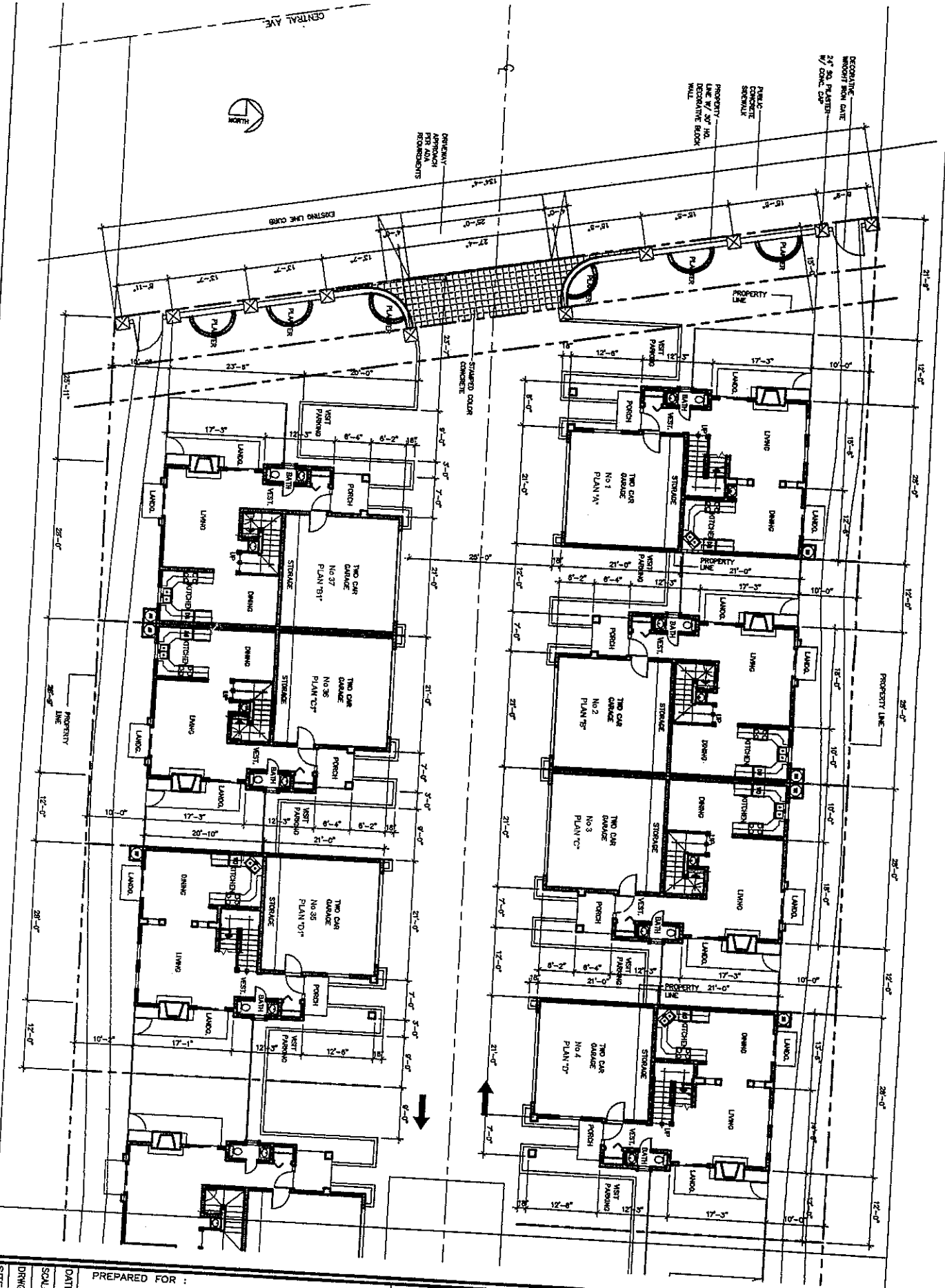
Room Layouts: The rooms are arranged in two main rows, with a central corridor. The rooms are labeled with "PLAN" and "D" or "B" (likely for "Dormitory" or "Bathroom").

Dimensions: The plan includes dimensions for the overall building and individual rooms. The top edge shows dimensions: 12'-0", 12'-0". The bottom edge shows dimensions: 12'-0", 12'-0".

Labels: The plan includes labels for various rooms, including "PLAN", "D", and "B".

North Arrow: A north arrow is located in the bottom right corner of the plan.

ENLARGE FIRST FLOOR PLAN BLOCK "A"



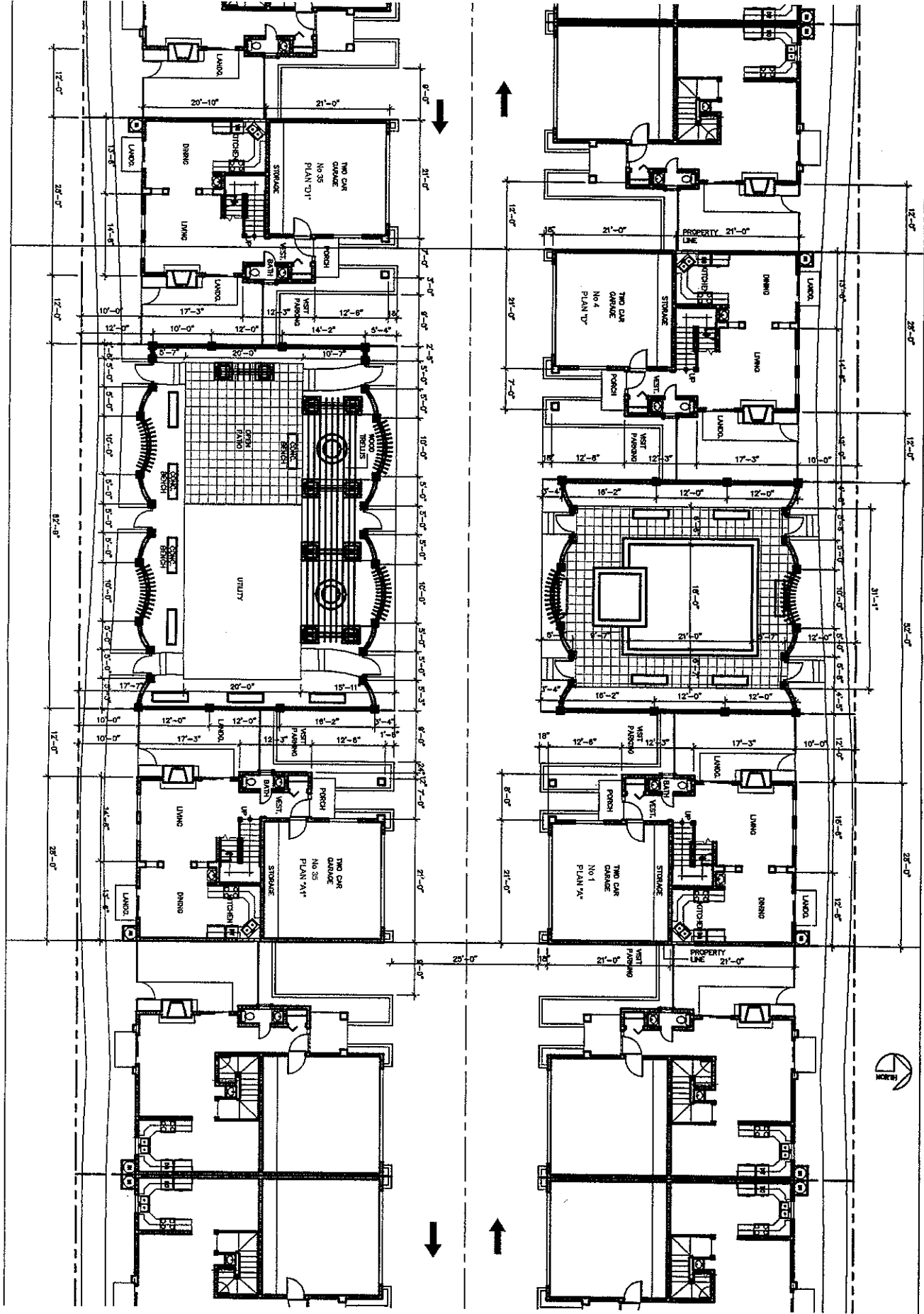
SCALE
1/8"=1'-0"

DATE : 03/20/07
SCALE : AS NOTED
DRAWN : C. BERNETT
SITE : COMPTON
SHEET :
A-2
OF

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA. 90022

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA. 90220
PHONE (909) 455-7328

REVISIONS



ENLARGE FIRST FLOOR PLAN BLOCK "C"

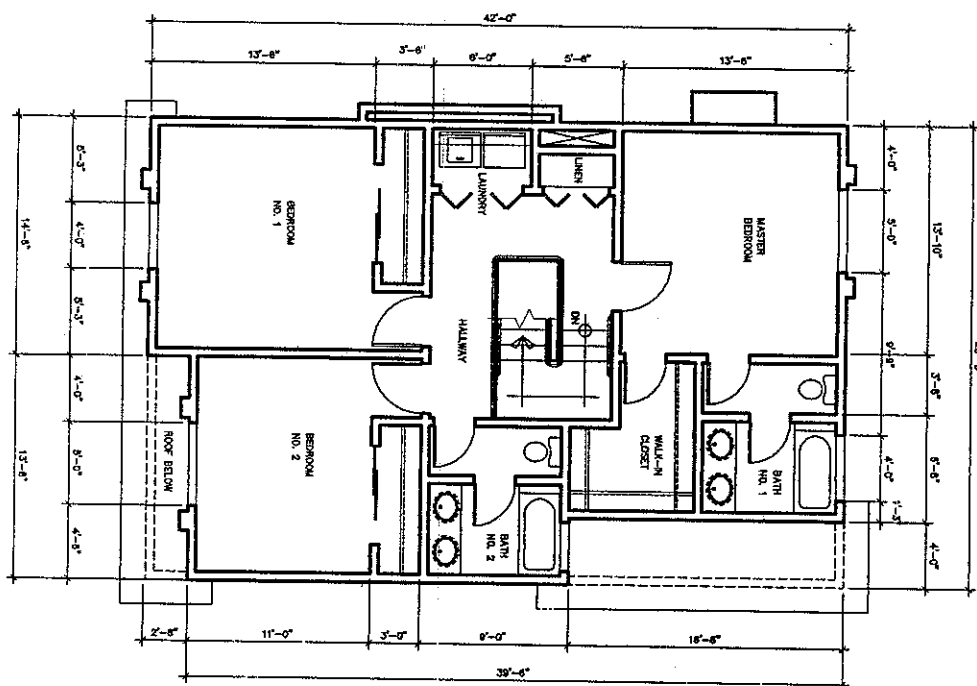
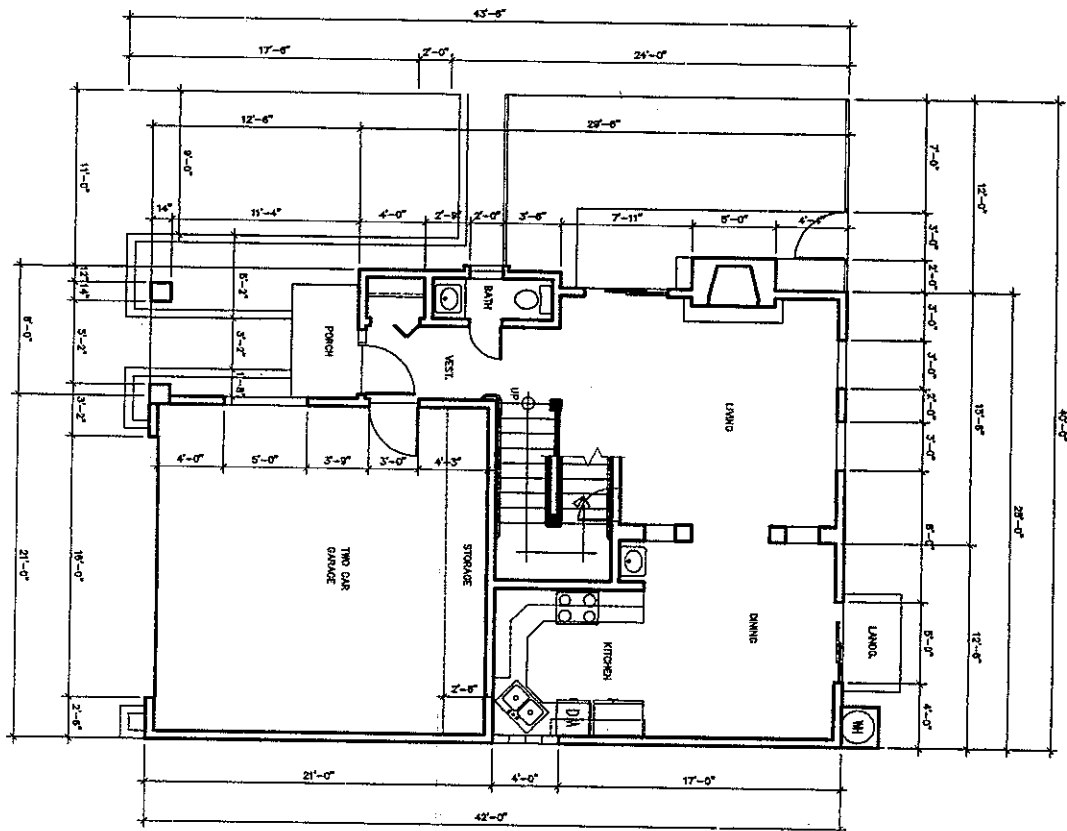
SCALE
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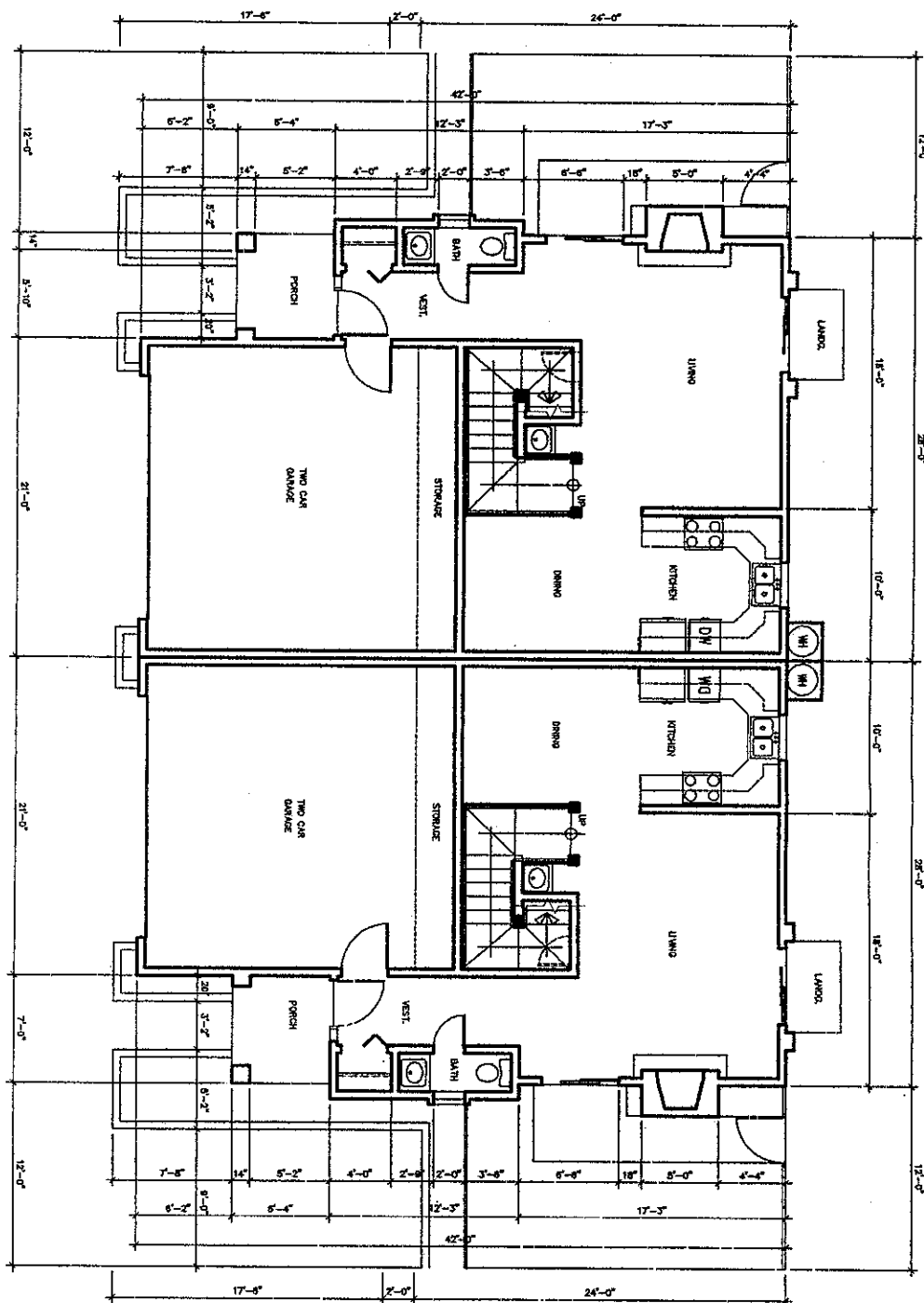
SHEET :
A-2.2

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

REVISIONS





FIRST FLOOR PLAN "B"

SCALE 1/8"=1'-0"

SHEET 1 OF 1

A-3B

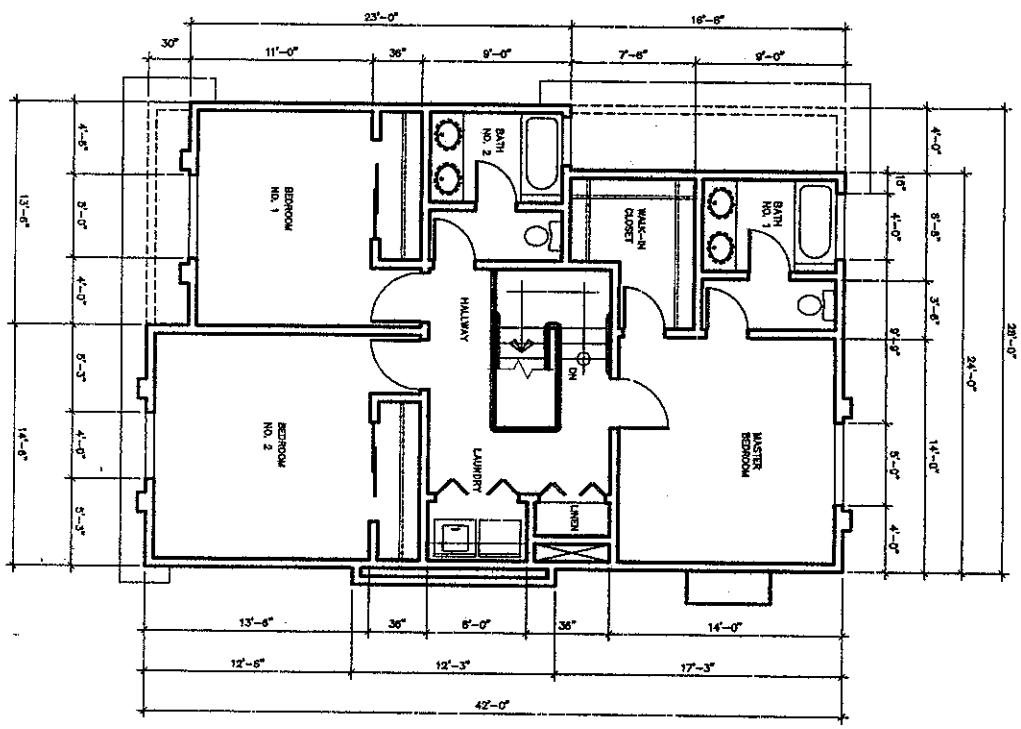
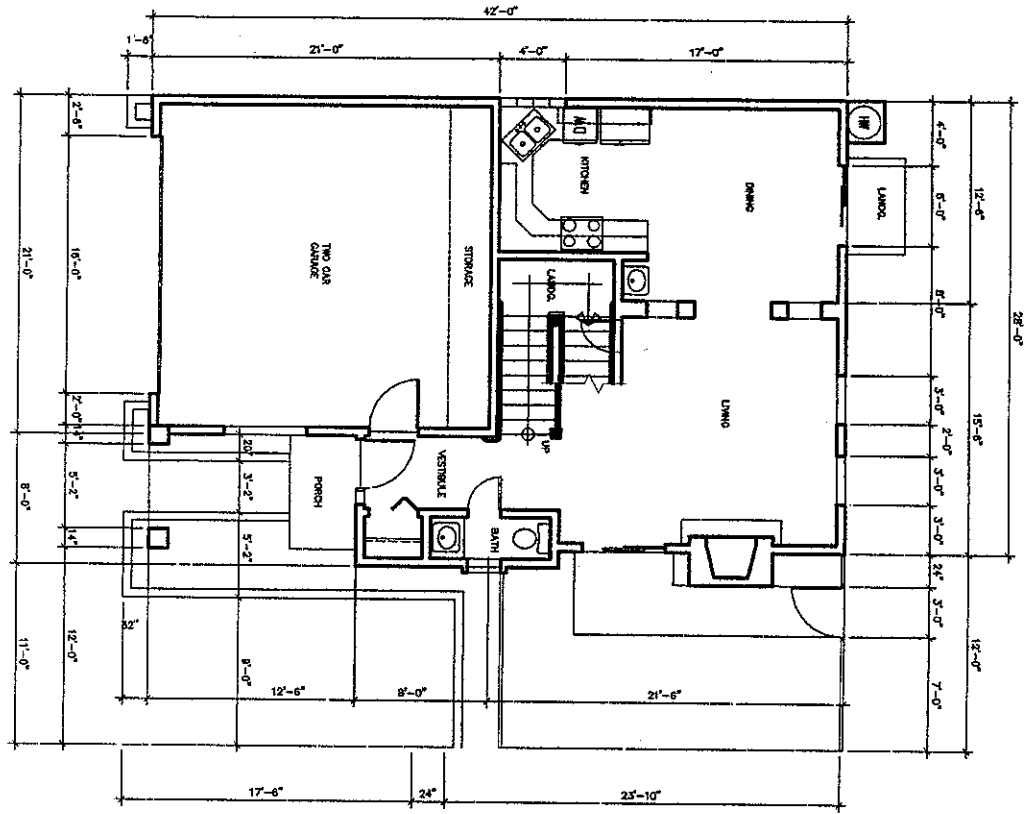
DATE : 03/20/07
SCALE : AS NOTED
DRAWN : CELEBERTI
SITE : COMPTON

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA. 90022

FEDERICK TORRES
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REVISIONS

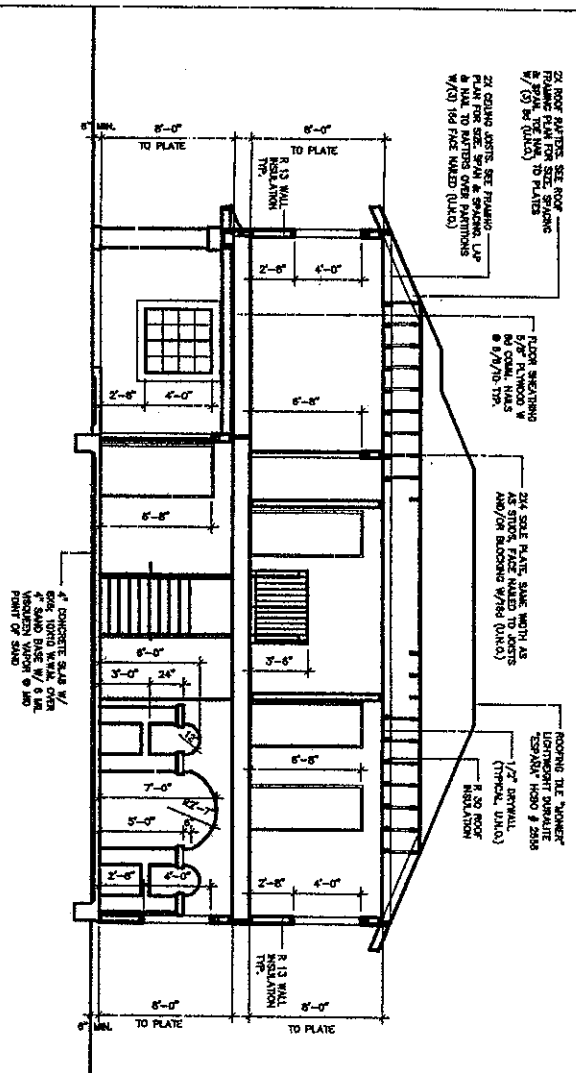
FIRST FLOOR AND SECOND FLOOR PLAN "C"



SCALE 1/8"=1'-0"

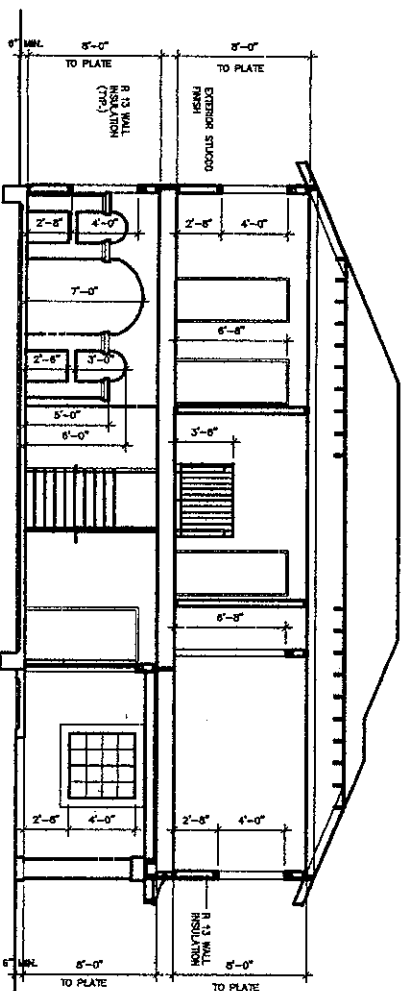
SHEET : A-3C OF	DATE : 03/20/07 SCALE : AS NOTED DRAWN : CELESTINI SITE : COMPTON	PREPARED FOR : PROJECT VILLA SANTA MARIA DE GUADALUPE 250 NORTH CENTRAL AVE. COMPTON CA. 90022	FEDERICK TORRES ARCHITECTURAL DESIGNER 63 HIDDEN VALLEY RD. PHILLIP RANCH CA. 90220 PHONE (909) 455-7328	REVISIONS
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SCALE	B
1/8"=1'-0"	



PROCESSIONE

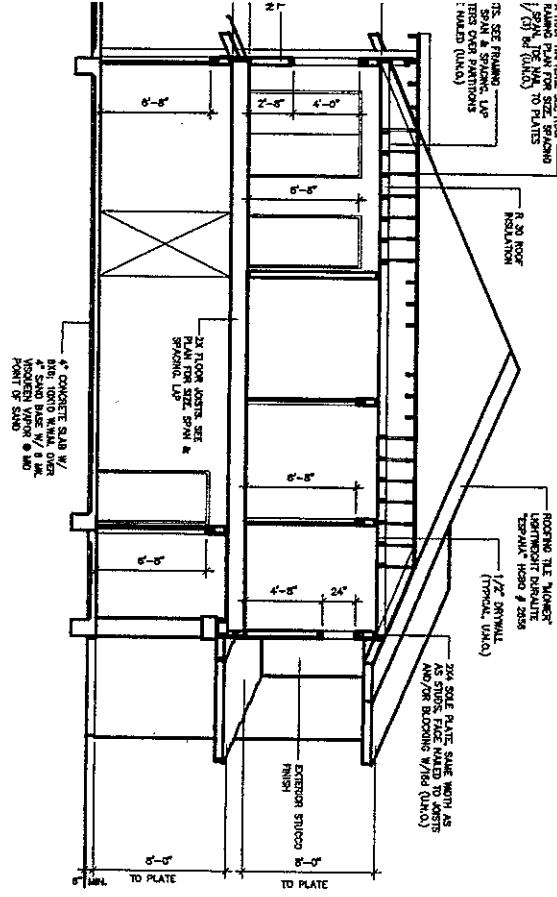
SCALE	B
1/8"=1'-0"	



SCALE	B
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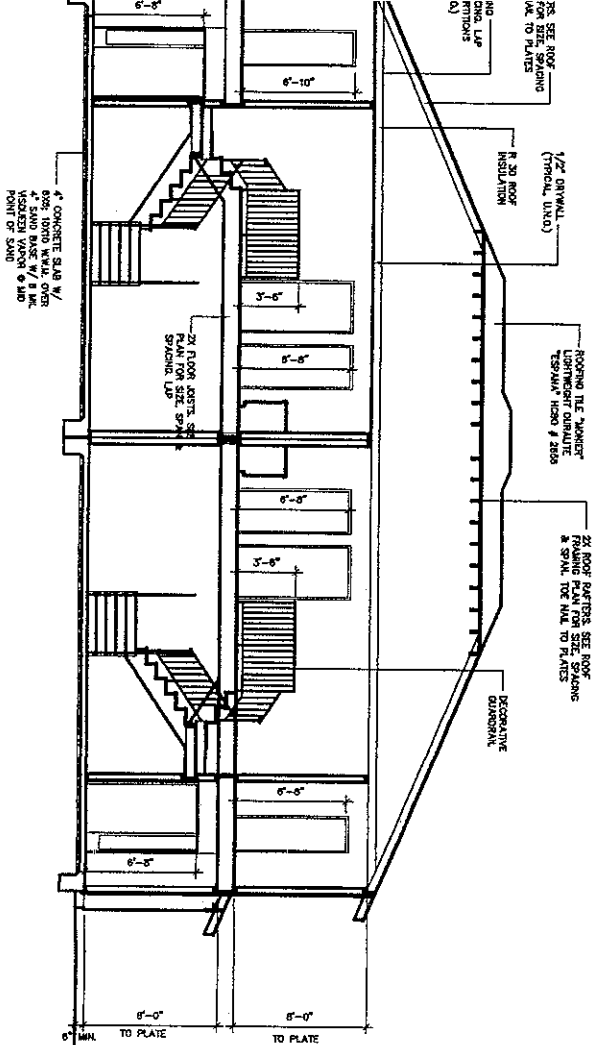
DATE :	03/20/07
SCALE :	AS NOTED
DRWG :	CELEBRITY
SITE :	COMPTON

A-4A



SECTION PLAN "B"

SCALE 1/4"=1'-0"



SECTION PLAN "B"

SCALE 1/4"=1'-0"

REVISIONS

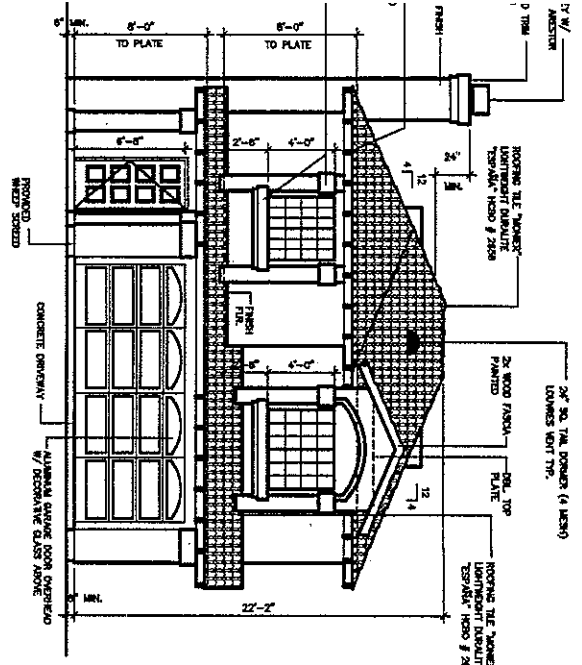
FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

DATE : 03/20/07
SCALE : AS NOTED

DRWG : CLEBERTI
SITE : COMPTON

SHEET :
A-4B
OF

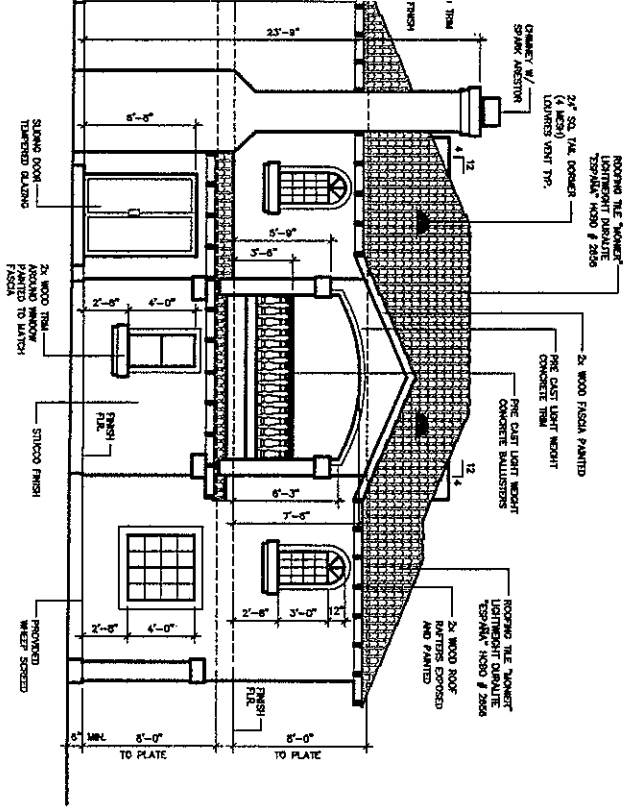
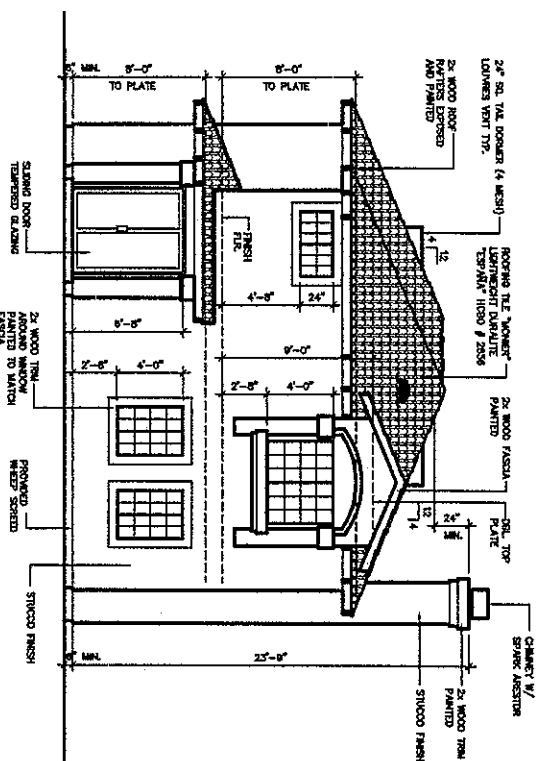


SOUTH ELEVATION PLAN "A"

SCALE 1

NORTH ELEVATION PLAN "A"

SCALE 2



WEST ELEVATION PLAN "A"

SCALE 3

SCALE 4

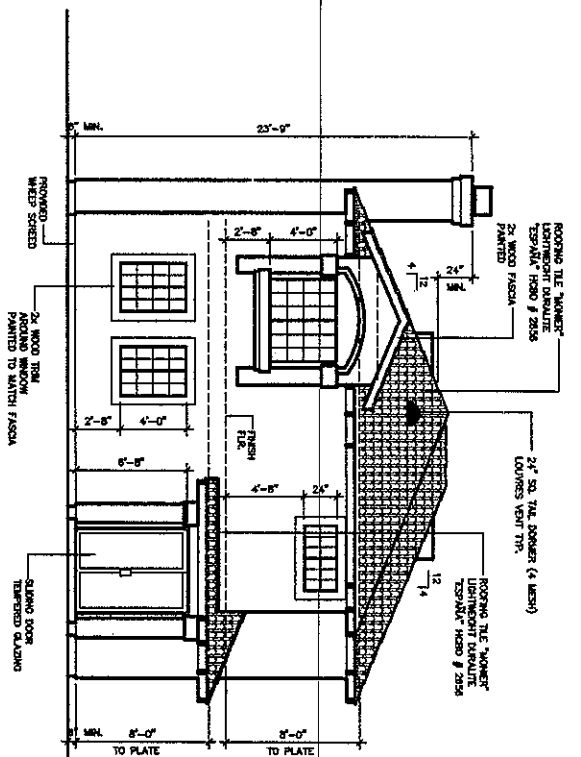
REVISIONS

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

DATE : 03/20/07
SCALE : AS NOTED
DRWG : CALBERTH
SITE : COMPTON

SHEET :
A-5A

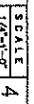


NORTH ELEVATION PLAN "C"

SCALE	2
1/4"=1'-0"	

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA. 90220
PHONE (909) 455-7328

REVISIONS



WEST ELEVATION PLAN "C"

SCALE	3
1/4"=1'-0"	

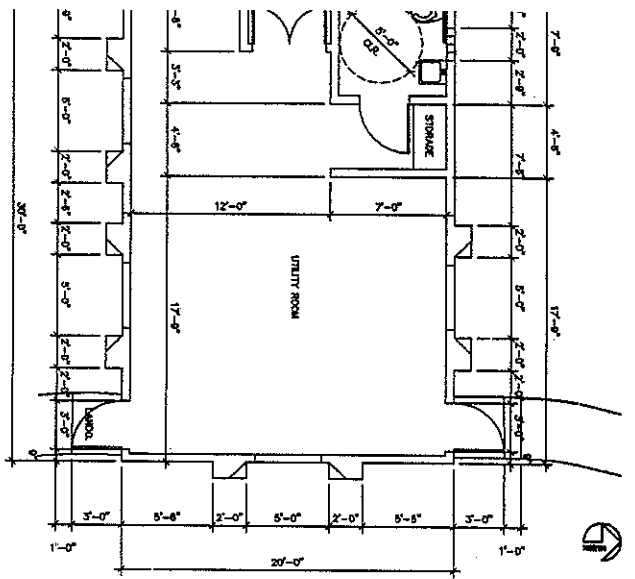
$\frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} f(x) e^{-x^2} dx = \frac{1}{\sqrt{\pi}} \int_{-\infty}^{\infty} f(x) e^{-x^2} dx$

SCALE	4
$1/\Delta^2 = 1 - \alpha^2$	

PREPARED FOR :
PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE..
COMPTON CA. 90022

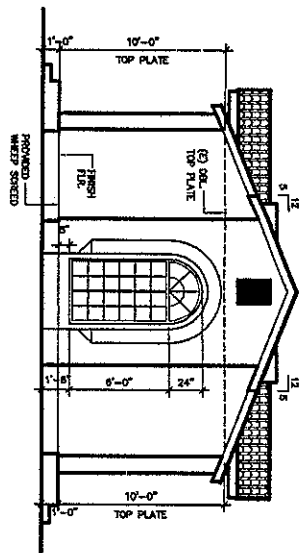
DATE : 03/20/07
SCALE : AS NOTED
DRWG : CELEBRITY
SITE : COMPTON

SHEET :
A-5C



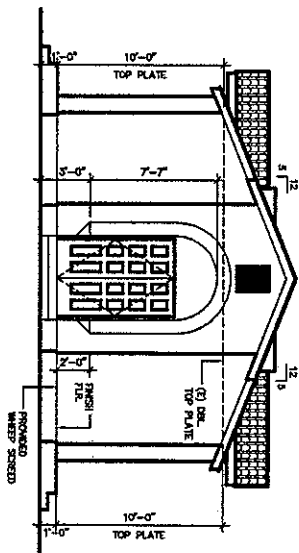
UTILITY ROOM

SCALE 1/8"=1'-0"



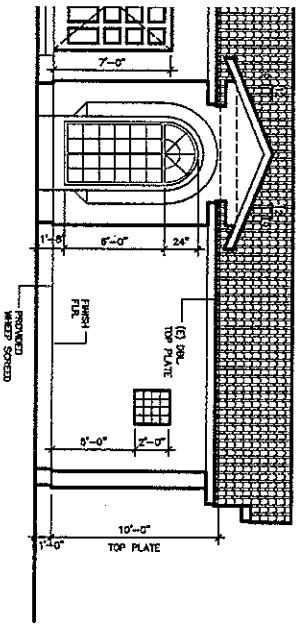
EAST ELEVATION

SCALE 1/8"=1'-0"



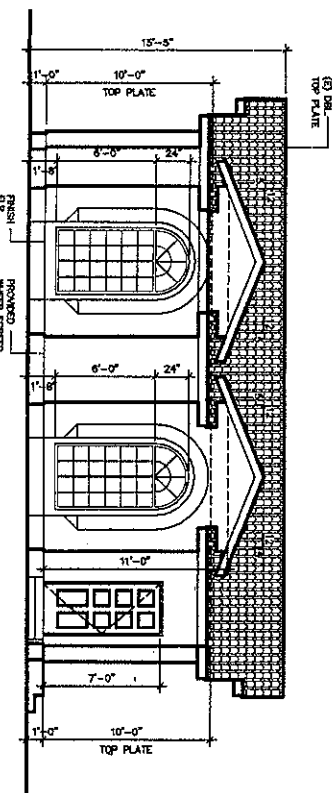
WEST ELEVATION

SCALE 1/8"=1'-0"



SOUTH ELEVATION

SCALE 1/8"=1'-0"



UTILITY ROOM

SCALE 1/8"=1'-0"

FEDERICK TORRES
ARCHITECTURAL DESIGNER
63 HIDDEN VALLEY RD.
PHILLIP RANCH CA.90220
PHONE (909) 455-7328

REVISIONS

PROJECT
VILLA SANTA MARIA DE GUADALUPE
250 NORTH CENTRAL AVE.
COMPTON CA.90022

DATE : 03/20/07

SCALE : AS NOTED

DRAWN : CELESTINI

SITE : COMPTON

SHEET : A-6

OF 1

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON APPROVING A REQUEST FOR A DIVISION OF LAND
(TENTATIVE TRACT MAP NO. 69497)**

WHEREAS, Jody Ahrens has made an application for approval of Tentative Tract Map No. 69497 for the subdivision of land located in the City of Compton, County of Los Angeles, State of California, pursuant to the Tentative Tract Map presented to the Planning Commission located at **250 N. Central Avenue, Compton, California**, and

WHEREAS, the Development Review Committee (subdivision and environmental review) reviewed the proposed subdivision and recommended conditions that should be applied to the Tract Map, if approved by the City Council; and

WHEREAS, the Planning Commission, at its meeting on October 10, 2007 reviewed Tentative Tract Map No. 69497 and recommended its approval to the City Council; and

WHEREAS, the City Council, at its meeting on November 27, 2007 held a public hearing on the proposed subdivision, Tentative Tract Map No. 69497; and

WHEREAS, evidence was heard from all persons interested in effecting said Tentative Tract Map and all persons protesting same, and the City Council being fully informed,

FINDS

- a) That the project substantially complies with the standards contained in Chapter XXVIII of the Compton Municipal Code for the design and development of residential subdivisions.
- b) That the project is consistent with the General Plan and zoning land use designations for this site and will further the objectives and policies contained therein.
- c) That the project conforms to the State Subdivision Map Act and the State Seismic Hazards Mapping Act of 1999.

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

Section 1. That the Tentative Tract Map be approved subject to the following conditions:

- 1. That grading, drainage, and hydrology plans, as required by the Public Works Department, shall be submitted to and approved by the City Engineer prior to submittal of the Final Map.
- 2. 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 and that water lines, including any required upgrades shall be built to City standards.

3. That each unit shall have separate utility service individually metered so as measure utility usage, water meters exempted if waived by the Compton Municipal Water Department.
4. 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 sewer lines shall be built to City standards.
5. That spacing, placement and location of all required fire hydrants shall be approved by the Fire Department and Water Department prior to recordation of the Final Map.
6. That a lighting plan for internal (common area) lighting and for street lighting shall be submitted to and approved by the Building and Public Works Departments prior to approval of the Final Map by the City Engineer. That the lighting plan shall include provisions for maintenance and payment of lighting fees which shall be included in the project CC&Rs.
7. That all utility lines (electric, street lighting, cable television, telephone, etc.) shall be placed underground.
8. That the applicant, as required and directed by the Public Works department shall replace and/or install curbs, gutters, sidewalks and parkway landscaping to City standards along street frontages adjacent to project.
9. That in accordance with Section 28.4.23 of the Compton Municipal Code fees, in lieu of dedication of land, shall be allocated to the Department of Parks and Recreation in an amount equal to 7.4 percent 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.
10. That the applicant shall file with the City all deposits and bonds as the City Engineer and/or the Chief Building Inspector determines as necessary to comply with Section 28-11 of the Compton Municipal Code.
11. That the approval of Tentative Tract Map No. 69497 shall be contingent upon approval of Conditional Use Permit Case No. 2592.
12. That the Final Map shall be prepared and filed with the Recorder of Los Angeles County within two years (twenty-four months) of Planning Commission recommendation of approval by the City Council of Tentative Tract Map No. 69497.
13. That preparation and recordation of the Final Map shall met all requirements of the Subdivision Map Act and of Section 28-1.1 to 28-12.2 inclusive of the Compton Municipal Code.
14. That traffic and street improvements shall be approved by the Public Works Director.

Section 2. That the Tentative Tract Map is in conformity with the General Plan.

Section 3. That a copy of this Resolution shall be filed with the Office of the City Clerk and Public Works, Building and Safety, Fire, Water and Planning and Economic Development Departments.

Section 4. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2007.

MAYOR OF THE CITY OF COMPTON

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this _____ day of _____, 2007.

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

PORTION OF LOT 1 OF TEMPLE AND GIBSON TRACT, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.



(DE FACTO)

MAP PREPARED BY:	CIVIL LAND ENGINEERS	 THE ENGINEERING • LAND SURVEYING • LAND PLANNING	OWNER:	SITE ADDRESS:
	FRIED TORRES	14504 S CENTRAL AVE COMPTON, CA 90220 PH: (310) 537-0747		14504 S CENTRAL AVE COMPTON, CA 90220

RESOLUTION SIGN-OFF FORM

DEPARTMENT:

Planning

RESOLUTION TITLE:

APPROVING A REQUEST FOR DIVISION OF LAND-TENTATIVE TRACT MAP NO. 69497

<ManagersName>

DEPARTMENT MANAGER’S SIGNATURE

<ManagersDate>

DATE

REVIEW / APPROVAL

<LegalName>

CITY ATTORNEY

<LegalDate>

DATE

<ControllerName>

CITY CONTROLLER

<ControllerDate>

DATE

<BudgetName>

BUDGET OFFICER

<BudgetDate>

DATE

<CityManager>

CITY MANAGER

<CityManagerDate>

DATE

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