

NOTICE

COMPTON CITY COUNCIL AGENDA Tuesday, September 25, 2012 5:45 PM

HEARING(S)

6:00 P.M. - PUBLIC HEARING - ADOPTION OF CONGESTION MANAGEMENT PLAN IN CONFORMANCE WITH LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY (Item #9)

6:15 P.M. - PUBLIC HEARING - PROPOSED RE-ALIGNMENT OF ELECTORAL DISTRICTS (Item #10)

OPENING

ROLL CALL

INTRODUCTION OF SPECIAL GUESTS

COMMENDATORY RESOLUTIONS/PRESENTATIONS

1. **PROCLAMATION - "IT CAN WAIT - NO TEXTING WHILE DRIVING PLEDGE" - AT&T**

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. **SEPTEMBER 11, 2012**

REPORTS OF OFFICERS AND COMMISSIONS

PUBLIC WORKS-ENGINEERING

3. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH GK & ASSOCIATES TO EXTEND THE TERMS OF THE AGREEMENT TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE TRAFFIC SIGNAL UPGRADE PROJECT (CIP# 06-06 & CIP 06-06R)

END CONSENT AGENDA

REGULAR AGENDA

REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND COMMITTEES

CITY MANAGER'S REPORT

CITY ATTORNEY'S REPORTS

4. **ORAL REPORT** - Martinez v. City of Compton - I-8502 (Status)

CLOSED SESSION

5. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION

Gonzalez v. City of Compton, LASC BC450494
Coalition of Compton Unions v. City of Compton, State of California PERB
Case No. LA-CE712-M

Pursuant to California Government Code Section 54956.9(a)

UNFINISHED BUSINESS

NEW BUSINESS

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO UPHOLD THE PLANNING COMMISSIONERS' DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 2698, VARIANCE CASE NO. 2707, AND MND CASE NO. 928 FOR THE SALON BRANDY BANQUET FACILITY SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL
7. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2012-2013

8. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO ENTER INTO A WASTE HAULING FRANCHISE AGREEMENT WITH PACIFIC COAST WASTE AND RECYCLING LLC AND SETTING A PUBLIC HEARING FOR OCTOBER 16, 2012 AT 5:50PM
9. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY OF COMPTON TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089
10. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON RE-ALIGNING THE BOUNDARIES OF THE CITY COUNCIL DISTRICTS, BASED ON THE 2010 CENSUS, FOR USE AT THE CITY'S APRIL 2013 PRIMARY ELECTION AND SUBSEQUENT ELECTIONS (First Reading)

APPROVAL OF WARRANTS

COUNCIL COMMENTS

ADJOURNMENT

NEXT REGULAR MEETING: Tuesday, October 02, 2012 @ 5:45 PM.

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

View Meetings Live at <mms://livemedia.comptoncity.org:8080>

SEPTEMBER 11, 2012

The City Council meeting was called to order at 6:22 p.m. in the Council Chambers of City Hall by Mayor Eric Perrodin.

ROLL CALL

Council Members Present: Zurita, Dobson, Jones, Perrodin

Council Members Absent: Arceneaux

Other Officials Present: C. Cornwell, A. Godwin, G. H. Duffey

5:50 P.M. PUBLIC HEARING - RECEIVE COMMENTS ON PROPOSED SUBSTANTIAL AMENDMENT TO REPROGRAM HUD FUNDS - (REQUEST TO RESCHEDULE, ITEM #1)

6:00 P.M. PUBLIC HEARING - PROPOSED RE-ALIGNMENT OF ELECTORAL DISTRICTS

On motion by Zurita, seconded by Dobson, the public hearing was opened at 6:23 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Jones, Perrodin

NOES: Council Members - None

ABSENT: Council Members - Arceneaux

Douglas Johnson, President of National Demographics Corporation (NDC), presented a map of the current district lines at Willowbrook Avenue and Compton Boulevard; the total population numbers within the districts, and their proposed re-alignment of electoral districts. The plaintiff's illustrative plans were also presented for consideration.

*All maps and demographic numbers in terms of total and voting populations are available on the City's website at www.comptoncity.org.

AUDIENCE COMMENTS ON THE HEARING

Barbara Calhoun, Compton resident and former councilperson, suggested a hint of "gerrymandering" on the map design, and that some members were removed from their districts.

Diana Sanchez, representative of the Yes! On Measure B Committee, stated that after a lengthy discussion and review of the data tables, the committee has proposed the implementation of "Plan A."

Benjamin Holifield, Compton resident, expressed his support for "Plan A."

Roberto Carrillo, Compton resident, expressed his support for "Plan C."

Pedro Pallan, local business owner, presented the City Council with a fifth option, which is an alternative to the plaintiff's illustrative plan. He mentioned that it also meets the criteria of the 24,000 mandate per council district.

Mayor Perrodin notified Mr. Pallan that at least 50% of the people must have Spanish surnames and be of voting age.

Craig Cornwell, City Attorney, asked that the fifth option be posted in the City Clerk's Office on behalf of the public.

Maria Villa Real, Compton resident, expressed her support for the betterment of the entire Compton community.

Lynn Boone, Compton resident, expressed her support for "Plan A."

#2.

Arthur Keaton, Compton resident, requested the criterion used to determine to City's population.

Mr. Douglas indicated that the following criterion used to determine the city's population were the: 2010 Census, Census Bureau's American Community Survey, and the state of California's demographic research unit population estimate.

Mr. Keaton asked if all residents had to be legal citizens in order to be counted.

Mayor Perrodin read Article 5, Section 500 of the City Charter; and stated that, it is his interpretation that at anytime the City Council can determine that there are 100,000 residents in the City of Compton two additional district can be added.

Joyce Kelly, Compton resident, expressed difficulties in viewing the maps.

Mayor Perrodin read the plan boundaries for all maps to the viewing audience.

Jasper Jackson, Compton resident, petitioned the City Council to include a map that reflects the impending six districts.

Mayor Perrodin agreed and deferred to legal counsel.

City Attorney Cornwell indicated that the deadline to submit a map is October 1, 2012 with no opportunities for extensions.

Benjamin Holifield, Compton resident, petitioned the City Council to consider adding two additional districts by dividing Districts 2 and 3.

Lynn Boone, Compton resident, asked if the plans were divided by population or registered voters. Mr. Douglas explained that redistricting is configured by population.

Ms. Boone stated that Section 500 of the City Charter states that redistricting needs to be divided by the number of registered voters on file with the County of Los Angeles.

Mr. Douglas stated that the U.S. Supreme court over-turned those systems with a one person, one vote ruling.

Jasper Jackson, Block Club commissioner, stated that he believes there is enough time to submit a plan that includes six districts.

Mr. Douglas stated that the challenge is locating an additional 4,000 people in order to adequately divide them among the districts.

COUNCIL COMMENTS ON THE HEARING

Councilperson Zurita asked Mr. Douglas what the official population is based upon.

Mr. Douglas stated that the data was based upon the 2010 United States Census.

Councilperson Zurita asked if the addition of two districts would occur when the Census states that Compton has 100,000 residents. City Attorney Cornwell added that there were other recognizable data sources that could be used as well to determine the population of the City.

On motion by Dobson, seconded by Zurita, the public hearing was closed at 7:22 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Jones, Perrodin

NOES: Council Members - None

ABSENT: Council Members – Arceneaux

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

Benjamin Holifield, Compton resident, requested a supermarket and recreational entertainment in the Third District. He asked that the Cesar Chavez and Martin Luther King Jr. monument be renovated to honor United States veterans; and further requested a report regarding the traffic signals at Central and Compton Boulevard, and Atlantic and Alondra Boulevard.

Ms. Morales, Compton resident, stated that she was saddened and offended by a comment made during last week's council meeting regarding a certain race of people and the parking permit program in Richland Farms. She indicated that the previous conditions no longer existed and suggested the removal of the program in accordance to Compton Municipal Code Section 12-9.5 A and B.

Dr. Wilkins, property owner, petitioned the City Council to refine and diminish the parking permit program in the Richland Farms community.

Father Francisco, Our Lady of Victory Church, cordially invited the City Council to attend the "Latino Independence Day Celebration" to be held on Sunday, September 16, 2012 at Our Lady of Victory Church.

Barbara Calhoun, Compton resident and former councilperson, announced that Compton is now the leader in hosting the "Homeless Veterans Stand-down" event, which initially began in San Diego. Ms. Calhoun thanked the City of Compton for their dedication and commitment to United States veterans and announced that they would begin preparing for the event on September 20, 2012. She went on to thank Mr. George Smith for his donations, and the County of Los Angeles for the use of their equipment.

Lee Wax, Coalition of Compton Unions, implored Mayor Perrodin to address the allegations made by the Los Angeles Times newspaper.

Mayor Perrodin affirmed that his concerns are not the reason why the City cannot get an audit.

Maria Villa Real, Compton resident, conceded that the Latino Chamber of Commerce has been used for the parents of Compton because she would rather do that, then to use it to drink beer. She suggested that Mr. Vladimir and his staff in 2007, or the 2007 president of the Latino Chamber of Commerce be asked about missing funds. She asserted that she would continue to represent her people in Compton and cited that it is a shame that the City has people like Ms. Cervantes representing the college community.

Mike Chattom, National Association for Equal Justice in America (NAEJA), stated that Danette Myers was in attendance last night at the NAEJA meeting discussing law, excessive bail and plea bargaining. He commented on the shootings taking place in the City and petitioned the council to ensure that the Sheriff's department provides a report regarding the solvability of crimes committed in the City of Compton.

Councilperson Zurita asked the city manager to reestablish the committee that meets with the Sheriff's Department on issues such as these.

Joyce Kelly, Compton resident, expressed a concern for the Homeless Veterans Stand-down event being ineligible for CDBG funds; and the director of the Metropolitan Water District (MWD) not being aware of the \$2.5 million approved last week. She advised the City to save money to ensure that they can afford to hire a qualified Water Department general manager. She also noted that there is a difference between living in Carson and living in Compton.

Diana Sanchez, Director of MWD, stated that she would be reporting on MWD activities as soon as the council allows. She invited the residents to volunteer and participate in an upcoming Colorado River aqueduct water tour sponsored by MWD to be held during the month of October 2012. For additional information, please call Tana McCoy at (310) 605-5557.

#2.

Lynn Boone, Compton resident, stated that she is tired of hearing about an audit not taking place because of the Mayor's comments. She stated that she felt offended that the city manager would assert that Compton residents should be happy that he brought in someone from the region with a masters degree. She answered that Compton employees have masters' degrees and many years of public administration service. She also asked if it would be more cost effective to train an employee to clean the City's pool.

CITY MANAGER'S REPORT

1. REQUEST TO RESCHEDULE THE PUBLIC HEARING TO RECEIVE COMMENTS ON THE PROPOSED SUBSTANTIAL AMENDMENT TO REPROGRAM HUD FUNDS

Mayor Perrodin questioned why this hearing is being scheduled so far in advance.

G. H. Duffey, City Manager, explained that there is a six week public notice period.

Mayor Perrodin acknowledged Judge Kelvin Filer.

On motion by Zurita, seconded by Dobson, the public hearing was rescheduled for November 13, 2012 at 5:50 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Jones, Perrodin

NOES: Council Members - None

ABSENT: Council Members - Arceneaux

2. ORAL REPORT: Standard and Poor's Ratings Services Update

G. H. Duffey, City Manager, presented an update on the information he received from Standard & Poor's ratings service. He mentioned that he received several phone calls of concern for the 2010-2011 audit after council's discussions regarding the audit report, payment of bond proceeds and bills. He reported that the City's bond rating has been suspended and explained that it may be reinstated after an independent audit firm's public release and analysis of the City's financial statements.

City Manager Duffey stated that he would be meeting with the Los Angeles County auditor and Macias Gini and O'Connell LLP to discuss their agreement to conduct a forensics audit on the City's finances.

CONSENT AGENDA

There were no items on the Consent Agenda.

CITY ATTORNEY'S REPORTS

3. CLAIM AGAINST THE CITY: Gregory T. Chatman v. City of Compton I-8525/LI0000211A

On motion by Zurita, seconded by Jones, the above claim was denied, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Jones, Perrodin

NOES: Council Members - None

ABSENT: Council Members - Arceneaux

UNFINISHED BUSINESS - There was no Unfinished Business.

NEW BUSINESS - There was no New Business.

APPROVAL OF WARRANTS

4. Warrant # 210721 - 8/20/12 - Service First Contractors Network - Maintenance and Repair of City Hall Reflection Pool and Pools at Gonzales and Lueders Park per Resolution #23,488 - \$3,500.00 - Requested by: General Services Department

Mayor Perrodin asked if these services were being paid from this year's budget, or the prior's year's budget.

Stephen Ajobiewe, City Controller, confirmed that these services were being paid from the current year's general fund budget.

Mayor Perrodin asked whether or not this service was a line item, or incorporated in the Parks and Recreation Department. City Controller Ajobiewe stated that the services were incorporated into the Parks and Recreation Department.

Mayor Perrodin asked that these services be brought in-house.

G. H. Duffey, City Manager, indicated that staff is currently contemplating the cost to bringing these services in-house or sending them out to bid.

Councilperson Zurita requested that a report be brought back that detail whether or not the City's pools are covered and/or maintained year-round.

Mayor Perrodin also expressed concerns with the vendor's invoice; staff's partial payment form; and an increase in Parks and Recreation's other contract services budget.

On motion by Zurita, seconded by Jones, the above warrant was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Jones, Perrodin

NOES: Council Members - None

ABSENT: Council Members - Arceneaux

COUNCIL COMMENTS

Councilperson Jones stated that he had the opportunity to attend two Block Club meetings last week; and affirmed that he would be working with the city manager to resolve the issues that were brought forth.

Councilperson Jones announced that September 16, 2012 would be the 201st Mexican Independence Day celebration.

Councilperson Jones asked that everyone take a moment to remember the people who lost their lives on September 11, 2001.

Councilperson Jones also welcomed the new superintendent of the Compton Unified School District Dr. Darren Brawley.

Councilperson Zurita requested an update on the traffic signal at Central and Compton Boulevard; the Williams' Street alley paving project and the grants department presentation. Ms. Zurita also requested a report regarding the Caesar Chavez and Martin Luther King Jr. monument at Willowbrook and Compton Boulevard; and the illegal food vendors.

Councilperson Zurita invited the community to participate in the "First Annual Let's Move! Day" in the City of Compton to be held on Saturday, September, 15, 2012 at Gonzalez Park from 10 a.m. to 3 p.m. For additional information, please call (310) 605-5510.

Councilperson Zurita requested that the meeting be adjourned in the memory of Lena Mae King, stepmother of Roderick Carter.

#2.

Councilperson Dobson solicited the community for volunteers and donations for the "Homeless Veterans Stand-down" event to be held on September 22 - 24, 2012 at Careerlink. Ms. Dobson announced that no children under the age of 16 will be allowed at the event. Ms. Dobson went on to thank former councilperson Barbara Calhoun for the management of the event.

Councilperson Dobson requested that the meeting be adjourned in the memory of Ms. Jessie Wilson.

Mayor Perrodin requested that the meeting be adjourned in the memory of Michael Antwine’s grandmother and Dr. Sefa’boayke’s nephew.

Mayor Perrodin solicited the local business owners to support the Centennial High School Cricket team.

Mayor Perrodin asked the city manager to address the broken street lights on both sides of Long Beach Boulevard.

Mayor Perrodin wished his mother Dorothy Perrodin a Happy birthday.

ADJOURNMENT

On motion by Zurita, seconded by Dobson, the meeting was adjourned at 9:09 p.m. in the memory of **Lena Mae King, Ms. Jessie Wilson, Dr. Sefa’boayke’s nephew** and **Michael Antwine’s grandmother**, by the following vote on roll call:

AYES: Council Members - Zurita, Dobson, Jones, Perrodin

NOES: Council Members - None

ABSENT: Council Members - Arceneaux

Clerk of the City of Compton

Mayor of the City of Compton

September 25, 2012

TO: MAYOR AND CITY COUNCIL

**FROM: HAROLD WILLIAMS, INTERIM DIRECTOR
PUBLIC WORKS DEPARTMENT**

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON AUTHORIZING AN AMENDMENT TO THE
AGREEMENT WITH GK & ASSOCIATES TO EXTEND THE
TERMS OF THE AGREEMENT TO PROVIDE CONSTRUCTION
MANAGEMENT AND INSPECTION SERVICES FOR THE
TRAFFIC SIGNAL UPGRADE PROJECT (CIP# 06-06 & CIP 06-
06R)**

SUMMARY

A resolution of the City Council of the City of Compton authorizing the City Manager to amend the agreement with GK & Associates to extend the terms of the agreement to provide further construction management and inspection services on the Traffic Signal Upgrade Project (CIP# 06-06C & CIP# 06-06R) and provide additional compensation.

BACKGROUND

In December 2010, pursuant to Resolution No. 23,254, the City Council authorized the City Manager to enter into a professional service agreement with GK & Associates for construction management and inspection services for the Traffic Signal Upgrade project in an amount not to exceed \$348,000 and a timeframe of 314 working days.

On June 19, 2012, GK & Associates notified the City that the 314 days of the project was exhausted on June 20, 2012. The construction management team estimates that it will take an additional 110 working days to complete the project at an additional cost of \$89,560. The reason for the additional time is due to change orders, additional drawings, and other submittals that require additional time and materials to complete the project.

GK & Associates has been managing the construction project; which is contracted to Terno; since its inception and will resume services once this resolution is adopted. Therefore, it is critical to City to have the consultant provide their services until the completion of the project. GK & Associates will also provide audit support services to the City to ensure that all documentation is maintained according to Caltrans standards.

#3.

STATEMENT OF THE ISSUE

In order to amend the agreement with GK & Associates to provide further construction management and inspection services for the Traffic Signal Upgrade Project, City Council's authorization is necessary.

RECOMMENDATION

Staff recommends the City Council adopts the resolution to amend the agreement with GK & Associates for construction management and inspection services.

FISCAL IMPACT

Funds in the amount of \$89,560 are available in the Public Works Departments 2012-2013 fiscal year budget Community Improvement Fund account number 1518-710-000-4249 (\$89,560). The project is Federal funded. The remaining balance in the account is \$274,910.

**HAROLD C. WILLIAMS, P.E., (INTERIM) DIRECTOR
PUBLIC WORKS DEPARTMENT**

APPROVED FOR FORWARDING:

**G. HAROLD DUFFEY
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH GK &
ASSOCIATES TO EXTEND THE TERMS OF THE AGREEMENT TO PROVIDE
CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE
TRAFFIC SIGNAL UPGRADE PROJECT (CIP# 06-06C & CIP# 06-06R)**

WHEREAS, in December 2010, pursuant to Resolution No. 23,254, the City Council authorized the City Manager to enter into a professional service agreement with GK & Associates for construction management and inspection services for the Traffic Signal Upgrade Project in an amount not to exceed \$348,000 and 314 working days; and

WHEREAS, in June 2012, GK & Associates notified the City that the 314 days of the project was exhausted as of June 20, 2012; and

WHEREAS, the construction management team estimates that it will take an additional 110 working days to complete the project at an additional cost of \$89,560; and

WHEREAS, funds in the amount of \$89,560 are available in Public Works 2012-2013 Fiscal Year's Budget account number 1518-710-000-4249.

**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 amend the agreement with GK & Associates to provide additional professional services and issue a purchase order to GK & Associates in an amount not to exceed \$89,560 for construction management and inspection services for the Traffic Signal Upgrade Project (CIP# 06-06C and CIP# 06-06R).

SECTION 2. That funds in the amount of \$89,560 are available in the Public Works Department's 2012-2013 fiscal year budget account number 1518-710-000-4249 (\$89,560).

SECTION 3. That copies of this resolution shall be filed in the offices of the City Manager, City Controller, City Clerk, and the Public Works Department.

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

ADOPTED this ____ day of _____, 2012.

MAYOR OF THE CITY OF COMPTON

RESOLUTION NO. _____
PAGE 2

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON:ss

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing resolution was passed and 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 _____, 2012.

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

AYES:	COUNCILMEMBERS—
NOES:	COUNCILMEMBERS—
ABSTAIN:	COUNCILMEMBERS—
ABSENT:	COUNCILMEMBERS—

CITY CLERK OF THE CITY OF COMPTON



#3.

3333 Brea Canyon Road, Ste, 120
Diamond Bar, CA 91765
www.gkandassociates.com

June 19, 2012

Mr. John Strickland, Jr
Public Works Project Manager
City of Compton Public Works Department
205 S Willowbrook Avenue
Compton, CA 90220

RE: City of Compton CIP 06-06 – Status of the Project

Dear Mr. Strickland,

We will be completing our 314 days of the project exhausting our current budget on June 20, 2012. As discussed via email and during our telephone conversation on June 12, 2012, it is our understanding that the City would like us to continue our services beyond that point.

As requested, we have attached our fee proposal for your review and approval to continue providing services until the completion of project CIP 06-06. The estimate is based on an additional 66 working days, taking into account 10 hours per day of combined CM/Inspection activity for a total of 660 hours, along with 24 hours of project administration. In addition, we will provide 220 hours of CM/Inspection activity based on the 44 days SCE will be completing connections to energize all the updated traffic signals. The total estimated for this effort is \$89,560. Please see attached fee proposal for detailed breakdown.

We look forward to completing this project in a professional manner which will reduce the City's potential exposure to any construction issues that may result in the absence of an inspector or a construction manager on this critical project. Please give me a call either at my office at 909.595.1940 or on my cell at 909.964.9932 if you have any questions.

Best regards,

**EC&AM Associates, Inc.
DBA GK & Associates**

A handwritten signature in cursive script, appearing to read 'Ghazala Khan'.

Ghazala Khan
President

#3.



3333 Brea Canyon Road, Ste, 120
Diamond Bar, CA 91765
www.gkandassociates.com

City of Compton: CIP 06-06 Fee Proposal

Additional Working Days			
Labor Category	Estimated Hours	Hourly Rate	Labor Costs
Construction Management / Inspection*	660	\$100	\$66,000
Admin / Clerical Support**	24	\$65	\$1,560
Sub Total			\$67,560
*Total of 10 Hrs per day of CM/Inspection activity x 66 days			
**approx 2 hr per week of Admin Support x 12 weeks			
SCE Connections			
Labor Category	Estimated Hours	Hourly Rate	Labor Costs
Construction Management / Inspection*	220	\$100	\$22,000
Sub Total			\$22,000
*As Needed, approx 5 hrs per day CM/Inspection x 44 days			
Total			\$89,560

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Public Works-Engineering

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING AN AMENDMENT TO THE AGREEMENT WITH GK & ASSOCIATES TO EXTEND THE TERMS OF THE AGREEMENT TO PROVIDE CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR THE TRAFFIC SIGNAL UPGRADE PROJECT (CIP# 06-06 & CIP 06-06R)

Harold Williams
DEPARTMENT MANAGER’S SIGNATURE

9/13/2012 12:44:37 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

9/20/2012 2:56:15 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

9/20/2012 4:15:52 PM
DATE

G. Harold Duffey
CITY MANAGER

9/20/2012 2:35:04 PM
DATE

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

September 25, 2012

TO: MAYOR AND CITY COUNCIL MEMBERS

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

**SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON
TO UPHOLD THE PLANNING COMMISSION'S DECISION TO
APPROVE CONDITIONAL USE PERMIT CASE NO. 2698, VARIANCE
CASE NO. 2707, AND MND CASE NO. 928 FOR THE SALON BRANDY
BANQUET FACILITY SUBJECT TO THE ATTACHED FINDINGS AND
CONDITIONS OF APPROVAL**

SUMMARY

This resolution is to request that Council uphold the Planning Commissioners' decision to approve Conditional Use Permit Case No. 2698, Variance Case No. 2707, and MND Case No. 928 on May 9, 2012, for Salon Brandy Banquet Facility subject to the findings and conditions of approval contained within the staff report.

BACKGROUND

On May 9, 2012, after a great deal of deliberation, the Compton Planning Commission approved

Conditional Use Permit Case No. 2698, Variance Case No. 2707, and MND Case No. 928 for Salon Brandy. The case was a continuation from the public hearing scheduled on April 26, 2012. Over 40 citizens and business owners commented on the proposed use to convert a manufacturing building into a banquet facility.

The applicant requested approval of a conditional use permit to change the use of an existing 25,160 square foot building and a variance to approve a 192 space Valet Parking Plan and establish a reciprocal parking agreement for 60 offsite parking spaces to provide a total of 252 spaces. The minimum required parking is 244 spaces.

The original use of the building was a woodworking and tooling facility. The current owner began acquisition of property in 1975. Uses for woodworking and tooling were continued until early 2000 when the Applicant began phasing out those functions. The first banquet was held in 2003. The applicant submitted an application to the Planning Department to change the use prior to using the facility as a banquet facility. The Applicant hired a consultant to process the entitlement. According to the applicant, the first consultant was obtained from a list from the Planning Department. The Consultant was unable to process the entitlements so the Applicant hired a second consultant to complete the remaining entitlement activities. He too was unable to complete the entitlement activities. After the

#6.

fourth Consultant, the Applicant has submitted an application that resolves most development standard issues and it worthy of review from the Planning Commission.

The Applicant is seeking to operate the building as a banquet and meeting facility. Most events will be held during the weekend and on holidays. The total size of the existing main building is approximately 25,160 square feet. It consists of primarily two banquet rooms, California Salon (3,842 square feet) and Brandy Salon (4,578.37 square feet). There is a Bonus Room that opens up to the Brandy Salon (2,696 square feet). The Bonus Room will only be used as an overflow area for the Brandy Salon room. Additional floor space is comprised of two (2) kitchen areas for food prepping only, four (4) restrooms, two (2) VIP rooms, six (6) office spaces, seven (7) indoor and outdoor storage areas, one enclosed open patio area and one covered patio area. There are two (2) residential structures and a one four-car parking garage to the east of the main building. The applicant will file for a Conditional Use Permit to bring all residential structures into conformance and staff has conditioned this CUP accordingly. The Planning Commission staff report and Environmental Assessment (EA) are attached for further review.

Joe Diaz, Appellant, owns an adjacent multifamily building at 2115 North Santa Fe Boulevard, Compton, CA 90222. Mr. Diaz was present during the public hearings to express his opposition of the project. The project was approved by the Planning Commission and the appeal period ran for 14 days, terminating on May 23, 2012. Mr. Diaz submitted an appeal to the City Clerk on May 22, 2012. The issue must now come before City Council for final determination.

STATEMENT OF THE ISSUE

In the appeal, the Appellant indicated that the Mitigated Negative Declaration (MND) did not address the number of residential units being affected. While the APPEAL applicant is correct that the MND does not mention the number of units, the MND does mention that the proposed project is close proximity to residential units (page 7 of MND). At the time of the preparation of the MND, it was unknown how many residential units existed in the area. Further, the APPEAL applicant indicates that MND does not address the number of tenants that would have their health and safety affected by this type of business. The purpose of the Initial Study (IS) is to determine if the proposed project will have a potential impact on the environment and if so to determine if the impacts are mitigatable with project redesign or with the addition of conditions of approval. All potential impacts for Salon Brandy have been mitigated to levels that are less than significant.

The Appellant provided PEDD with a petition a couple of days before the hearing but the Planning Commission packets were already prepared and delivered. In addition, staff would have had to verify that the all applicants listed on the petition resided in the stated location and that they were in opposition to the project. Staff distributed Mr. Diaz's petition to the Commission during the public hearing.

As a solution for the Developer and the Appellant, the Planning Commission continued the hearing from April 26, 2012 to May 9, 2012, to allow both parties to work through planning issues and resolve all differences and report back to the Commission. There was still some disagreement and after additional testimony the Commission voted to approve the use, variance and environmental document.

FISCAL IMPACT

There is no impact to uphold the decision of Planning Commission.

RECOMMENDATION

Staff recommends that Council uphold the Planning Commissioners' decision to approve Conditional Use Permit Case No. 2698, Variance Case No. 2707, and MND Case No. 928 on May 9, 2012, for Salon Brandy Banquet Facility subject to the findings and conditions of approval contained within the staff report.

**ROBERT DELGADILLO, (ACTING) DIRECTOR
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT**

APPROVED FOR FORWARDING:

**G. HAROLD DUFFEY
CITY MANAGER**

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO UPHOLD THE PLANNING COMMISSION’S DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 2698, VARIANCE CASE NO. 2707, AND MND CASE NO. 928 FOR THE SALON BRANDY BANQUET FACILITY SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS OF APPROVAL

WHEREAS, the applicant requested approval of a conditional use permit to change the use of an existing 25,160 square foot building and a variance to implement a Valet Parking Plan with a reciprocal parking agreement; and

WHEREAS, the original use of the building was a woodworking and tooling facility and now will be converted to a banquet facility; and

WHEREAS, on May 9, 2012, the Compton Planning Commission approved Conditional Use Permit (CUP) Case No. 2698, Variance Case No. 2707, and MND Case No. 928 for Salon Brandy; and

WHEREAS, Joe Diaz, a neighboring property owner of a residential building at 2115 North Santa Fe Boulevard, Compton, CA 90222, submitted an appeal to the City Clerk on May 22, 2012; and

WHEREAS, in consideration of the staff report, and Planning Commission public testimony, staff recommends that City Council uphold the decision of the Planning Commission;

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

Section 1. That the Planning Commission on May 9, 2012, approved Conditional Use Permit (CUP) Case No. 2698, Variance Case No. 2707, and MND Case No. 928 for Salon Brandy.

Section 2. That a public hearing for the appeal was held on September 25, 2012 by the City Council to provide the Public an opportunity to comment on the project and consider the facts.

Section 3 That a Mitigated Negative Declaration was properly prepared in accordance with the guidelines of CEQA.

Section 4. That the following conditions of approval will apply to Conditional Use Permit Case No. 2698, Variance Case No. 2707, and MND Case No. 928 for Salon Brandy:

1. That the conditions of approval shall be attached as a detail sheet to the sets of plans submitted to Planning & Economic Development Department and Building & Safety.
2. That the Conditional Use Permit shall expire ten (10) years from the date of approval and that the Applicant may seek to renew the permit by submitting a request to the Planning and Economic Development Department at least six months before the expiration date of the CUP.
3. That the Conditional Use Permit approval is only for a 25,160 square foot banquet and meeting facility, valet parking lot, woodworking tool distribution, and all associated parcels in connection with the project.
4. That all grading shall be performed in accordance with the recommendations of the City of Compton Building and Safety Department.
5. That the proprietor of the business agrees to an annual Fire Inspection.
6. That the proprietor must abide by City’s noise ordinance.

RESOLUTION NO. _____

Page 2

7. That the proprietor of the business shall provide Valet Parking services for all events.
8. That security guards shall be provided for all events.
9. That events that serve alcohol follow proper ABC licensing requirements.
10. No alcohol shall be served onsite without prior ABC License and City Conditional Use Permit approval.
11. That the adjacent parcel (APN 6169-028-021) bordering the west property boundary remain unobstructed to allow for public access to assemble in the case of an emergency evacuation.
12. That the applicant will install Pedestrian Crossing signs from the north and south perspectives of the alley to alert drivers of pedestrian activity.
13. That the Applicant will install a push-bar gate onto the adjacent property for emergency access within 30 days of approval of the Conditional Use Permit.
14. That all site improvements, including but not limited to fencing, parking lot improvements, striping, lighting, paint, trash enclosure, landscaping, signs, building elevations and other exterior improvements shall conform to the attached exhibits.
15. That the applicant will file with a covenant with the County Recorder's Office a Valet Park Plan located on the parcels (APN 6169-028-016 and 6169-028-017) that such parking shall be maintained as long as the use or building exist.
16. That the applicant will record the Reciprocal Parking Agreement between the applicant and the land owner who owns land identified as 431 Oaks Street Compton Ca. Recordation of the agreement must be recorded with the LA County Recorder's Office within six (6) of approval of the Conditional Use Permit and a copy of the recordation must be submitted to the Planning and Economic Development Department. Recordation of the Reciprocal Agreement must be recorded with LA County Recorder's Office within six (6) months.
17. That the applicant will file for a Conditional Use Permit to bring all residential structures into conformance within one year of approval of the Conditional Use Permit 2698.
18. That all conditions of this approval shall be recorded as part of the deed so that future owners/operators will be informed of rights and restrictions placed on the property while this approval is in force.
19. That the applicant or property owner shall be responsible for maintenance of the property in accordance with all applicable local ordinances.
20. That all outside equipment (i.e. water back flow, electrical transformers, etc) associated with the development shall be screened from public view to the fullest extent possible subject to Planning & Economic Development Department review and approval.
21. That all emergency and fire access points and lanes shall be maintained at all times.
22. That the subject site shall implement all Fire Department requirements, which may include, but are not limited to, emergency access, parking prohibitions, sprinklers, onsite fire hydrants, fire escapes, fire alarms etc.
23. That lighting shall be provided to all valet parking and pedestrian areas at a 1 foot candle minimum subject to Planning & Economic Development Department review and approval.

RESOLUTION NO. _____**Page 3**

24. That security lighting, parking area lighting and signage must be properly shielded to prevent spill over light and glare. Lighting plans shall be submitted with the Building plan–check plans.
25. That the applicant will submit a security plan to the Sheriff's Department and the Planning and Economic Development Department.
26. That all security alarms must employ "silent" alarm devices.
27. That all property maintenance activities shall be conducted during daytime hours.
28. That the applicant, property manager, or other responsible party shall be required to implement graffiti removal.
29. That all roof-mounted equipment will be fully screened with a parapet wall. All parapet walls will wrap around the entire buildings.
30. That a Standard Urban Storm-water Mitigation Plan (SUSMP) shall be submitted to the Public Works Department for review and approval, should this project not be exempt.
31. That prior to issuance of an Occupancy Permit, a Storm Water Management Plan, utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable, shall be prepared and approved by the Public Works Director.
32. That the contractor shall be required to obtain all pertinent operating permits from the SCAQMD for any equipment requiring such permits.
33. The contractor shall be required to adhere to all protocols pertaining to demolition and construction activities.
34. The operators will be required to obtain, and comply with, any applicable permits from the SCAQMD.
35. The applicant (and/or contractors) shall be required to comply with all pertinent environmental rules and regulations governing the handling and disposal of the demolition debris.
36. That the interior and exterior of the property shall be maintained free of trash and debris, that suitable trash bins shall be maintained on site throughout the construction period.
37. That the property shall be maintained in accordance with all applicable local ordinances, including, but not limited to, the City's Noise Control Standards.
38. That the use shall comply with all requirements of the Fire, Building & Safety and Planning & Economic Development Departments, and all applicable County, State and Federal codes/requirements.
39. That that use and property development shall be substantially in accordance with the staff report and plot plan on file with Conditional Use Permit Case No. 2698 and Variance Case No. 2705 unless otherwise modified by the Planning & Economic Development Department.
40. That construction, use and property development shall be initiated within 180 days in accordance with Subsection 30-26.4 of the Compton Municipal Code.
41. That failure, at any time, to exercise this use for 24 consecutive months subsequent to the date of approval shall render this resolution automatically null and void without benefit of a public hearing.

- 42. That this permit shall be subject to suspension or revocation at any time if it is determined that the terms of the permit and any conditions contained therein, or any rules or regulation adopted by the state or federal government concerning the use of such are being violated.
- 43. Woodworking tool distribution will be ancillary to the banquet hall use but will be permitted to operate onsite.
- 44. Truck parking is prohibited in the Valet Parking lot unless the trucks are delivering food, supplies and equipment.
- 45. The hours of banquet operation shall be from 12 pm to 1:00 am Monday through Thursday, 12 pm to 2:00 am Friday and Saturday and 12 pm to 12 am on Sunday. However, between the hours of 12 pm to 4 pm Monday through Friday only one banquet room shall operate, except that on a national holiday both banquet rooms may operate prior to 4 pm.

Section 5. The City Council hereby approves Conditional Use Permit Case No. 2698, Variance Case no. 2707, and MND Case no. 928 on May 9, 2012, for Salon Brandy banquet facility subject to the conditions of approval.

Section 6. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this _____ day of _____, 2012

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 the regular meeting thereof held on the _____ day of _____, 2012

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

CITY COUNCIL REQUEST FORM

NAME Joe Diaz

ADDRESS P.O. Box 1564

CITY Chino Hills HOME TELEPHONE (909) 393-3680 BUS. TELEPHONE same
(909) 997-9021 cell

SUBJECT OF REQUEST

Appeal to Revoke Conditional Use Permit Case # 2698,
Variance Case No. 2707, Mitigation Negative Declaration No. 928

(If appealing Planning Commission Decision, please check reason for the appeal in accordance with Section 30-26.5(i) of the Compton Municipal Code)

- ☐ 1. Failure of City to properly advertise public hearing.
- ☐ 2. Failure of City to meet required deadlines as to legal notice (10 days), scheduling of hearing (45 days) or decision (35 days).
- ☒ 3. Approval of use not in compliance with Zoning Ordinance.
Have requested zoning ordinance for 1963-65
- ☐ 4. Approval of use not in conformance with General Plan and/or existing patterns of land use and development.
- ☐ 5. Decision based on erroneous, false or fraudulent information.
- ☐ 6. Decision in violations of State or Federal law.
- ☒ 7. Other (state) *Proximity to residential units/sleeping facilities. See attached*

CHECK ONE: ☒ 5:00pm ☐ 5:30pm

CHECK ONE: ☐ ORAL ☐ WRITTEN

SIGNATURE

DATE

FOR OFFICE USE ONLY

SCHEDULED COUNCIL AGENDA _____

#6.

City Council Request Form

#7. OTHER - The mitigated Negative declaration does not address the number of residential units being affected. It does not mention the numerous Residential tenants that will have their health & Safety affected by this type of business.

The Planning Department STAFF Report For ^{the} April 25th - 2012 Hearing did not include/address that a petition was submitted with 18 Signatures representing 50 plus residential occupants in opposition to Cup # 2698, Variance #2706 & Mitigation negative Declaration No. 928

Also see additional concerns pages 1-7 and exhibits 'A' + 'B'

May 20th 2012

To: Compton City Council

Re: Approval of CUP # 2698
Variance case # 2706From: Joe Diaz, Irma Diaz
owners.

I Joe Diaz am the owner of a 16 unit apartment complex at 2115 N. Santa Fe Ave. in Compton. At any given time my building houses between 60 to 100 persons. (men, women & children). Their Rights are being violated and ignored by the granting of a "CUP" - conditional use permit at 541 E. Pine St. Compton.

I believe this "Banquet Hall" permit is a cover for a full-scale Night Club permit Next to residential properties.

For the past 9 to 10 years I witnessed the illegal activities at this location such as: illegal consumption of liquor & drugs, discharging of fire arms into the air and at my building, vehicles in my parking area were burglarized and vandalized. People attending the clubs functions would park in the alley and also in my apartment parking spaces. At times they would refuse to leave my parking lot. Many times they would block the driveway

#6.

belonging to my apartment building. The entrance / exit to my apartments (24) parking spaces is only accessible through the alley. These types of problems would erupt into arguments and fights causing a lot of stress and inconvenience to my tenants. At times my tenants were not able to enter or leave the parking lot for hours. My tenants would become angry and stressed because they were not able to go to work, or conduct their daily evening activities. Another major concern to me and my tenants is the close proximity to my building⁴ their parking area. The parking lot used and proposed is approximately 3ft north of my Apartment building and is able to accommodate 198 vehicles. The club's participants would do loops in the dirt / gravel parking area at a high rate of speed causing clouds of dirt and screeching noises. My downstairs tenants were always fearful of a car crashing through the fence into their bedroom, they cannot sleep until the club events are over. The loud music played by the D.J.⁵ is annoying to my tenants, so is the car alarms going off, the loud talking / fighting / arguing. My tenants have seen the patrons using drugs.

urinating, & drinking in the parking lot until 3 or 4 in the morning. All of this noise does not allow my tenants to go to sleep or sleep soundly during these Club events. The stress and anxiety level of my tenants is always extremely high during these events, they are unable to enjoy a peaceful existence in their living environment.

It has been very difficult for me to Rent my apartments and retain good tenants because of the problems generated at the Brandy Salon Club.

This Club operated illegally under the radar on weekends for Approx. 9-10 YEARS, in total disregard of the danger, Anxiety, Stress and inconvenience they were causing the residential community. They conducted their abusive activities because most of the residential tenants surrounding their industrial building are poor, have limited education, English is their second language and they are ignorant of their civil / Legal Rights, my tenants would not call the police on many occasions because they were afraid of the repercussions. They would complain to me and ask me to do something. I am their voice.

#6.

This Banquet Hall (nightclub) is directly behind my apartment building, what separates us is the width of the narrow alley.

The people that park in the parking lot will walk from the parking lot across the alley and enter the 3 halls.

All the activity in the parking lot, in the alley and in the halls will be seen and heard by the people in my apartment building, they will be directly impacted day & night.

I have witnessed and endured all the complaints and illegal activity generated from this nightmarish location for approximately 10 years, enough is enough!

The owner of this location only cares about lining his pockets with the money of the poor that attend his functions at the expense of the residential tenants that surround his industrial buildings.

Mr. Jenkins had many people come and speak on his behalf for the granting of this permit. Not one of them lives in my building or the surrounding residential buildings. Not one of them can claim to have endured the stress, fear, anxiety, danger, inconvenience and sleepless nights caused by the clubs

Lawless Activities.

When my building was erected in 1963, this type of "Club" activity did not exist. It was not a legal activity. When I bought this building approx. 15 years ago it was plagued with criminal activity. I cleaned it time and time again of all criminal activity, at a great cost. My building has Rights a Purpose. It was erected to house families not to be turned into an illegal nightclub, casino, liquor store, billiard hall, drug den etc. The Rights of my building are grandfathered as a residential complex. It is my opinion and belief that even I, the owner of this ^{apartment} building does not have a right to give up the rights of the building to house compton's citizens. Therefore, I believe the city council should not allow the conditional use permit to Mr. Jenking or any other individual because of the close proximity to my Residential apartment building. My building has rights, I have rights, my tenants have rights and any and all future residential tenants have the same rights. As long as my Residential building is housing tenants and doing what

#6.

it was built to do no other building
afroting it should be allowed to
exist that disturbs the tranquility
and peace full enjoyment of their
living environment.

my building is not infridging on
the original rights of any business, residence
or industrial building in the area.

Therefore the rights of my residential
building, my tenants, and myself must
be protected.

I have been a great friend and
business investor to the city of Compton,
housing some of your poorest citizens.
my requirements and rents have always
been the lowest assisting the poor and
under privileged. my tenants must be
Law abiding or face eviction.

I have atways had a dream and
sincere desire to build low income and
senior citizen housing. I am targeting
the great city of Compton because of
its needs for this type of housing.

I have begun to explore the possibilities
of working along with the city of Compton.
I have also already identified and met

with citizen groups of the city of Compton. I am requesting from the Planning Division the Noise ordinance for the residential building dating back to 1963 and other ordinances pertaining to my complaints and concerns. I attempted to get this information from the city clerks office but was told that the information was sealed in the city vault.

In summation this type of business disguised under the title of "Banquet Hall" is really a Full blown unruly out of control Night Club, plagued with Narcotics, Liquor and other social problems causing a detriment to the tenants of all residential units in the Immediate area.

I have been advised by my legal Council that the next Legal Step after the city council is the Superior court. It is my hope/desire that we do not have to go there. I want to be a Friend and asset to Compton Not a plaintiff.

Thank you for your time in hearing my concerns.
?"

PETITION

To: Compton's Planning and Economic Development Department-
Planning Division- Derek R. Hull, Department Director

Re: Conditional Use Permit Case No. 2698
Variance Case No. 2707
Mitigation Negative Declaration No. 928

A banquet hall at 541 E. Pine St. in Compton has been operating illegally off and on for a number of years. The people who rent out the facility and their guests have been a nuisance to the neighborhood. The people attending functions at this facility have fired handguns, parked in the alleyway blocking entrance/exit access to apartment tenants. They also speed up and down the alley late at night. They fight and urinate in the alley and the adjacent dirt parking area. They drink outside and linger in the alley and parking area fighting and talking loudly. This type of business has caused a deterioration of our quality of life, a lack of peaceful enjoyment of our living space and a fear for the safety of our families.

We the undersigned object to the granting of Case #'s 2698, 2707 and 928. We respectfully urge the Planning and Economic Development Department to consider the overwhelming negative impact on our livelihood and neighborhood.

PRINT NAME

SIGN NAME

ADDRESS

MARIA CASTILLO *Maria Castillo* 2115 Santa Fe Ave.
H L Compton CA 90222

Exhibit "A"

PETITION CONTINUATION:

PRINT NAME

SIGN NAME

ADDRESS

Matilde Vasquez Matilde Vasquez 2115 N. Santa Fe apt B

Ramiro Figueroa Ramiro Figueroa 2115 N. Santa Fe apt B

Luis Antonio Berrios Luis Antonio Berrios 2115 N. Santa Fe APT. J.

Miriam Berrios Miriam Berrios 2115 N. Santa Fe ave.

Luz M. Flores Luz M. Flores 2115 N. Santa Fe av. APT. Q

m R Imperial

Jessica L. Garcia Jessica L. Garcia 2115 N. Santa Fe av. Apt. K

Veronica Espinoza Veronica Espinoza 2115 N. Santa Fe av. APT. C

Pedro Cira Pedro Cira 2115 N. Santa Fe APT. C

Jose Gonzalez Jose Gonzalez 2115 N. Santa Fe A. PT. D

MARTHA ARIAS MARTHA ARIAS 2115 N. Santa Fe A. PT. D

CATALINA LUPENCIO CATALINA LUPENCIO 2115 N. Santa Fe APT. F

J LUIS CORREA J LUIS CORREA 2115 N. Santa Fe APT. I

Yolanda Herrera Yolanda Herrera 2115 N. Santa Fe APT. H

Santiago Roberson Santiago Roberson 2115 N. Santa Fe APT. H

Jesus Eduardo Jesus Eduardo 2115 N. Santa Fe APT. U

Iraida Diaz Iraida Diaz 2115 N. Santa Fe

#6.

38-2012

To: Planning & Economic Development Department

From: Joe & Irma Diaz / owners
2115 N. Santa Fe Ave
Compton, CA 90222

Re: Conditional Use Permit: No. 2698, Variance case No. 2706

We attended the April 25th hearing with some of our tenants ^{to} oppose the "CUP" # 2698.

Due to the verbal ^{hostility} hostility, verbal threats on my tenants and subsequent burglaries of car batteries we again URGENTLY THE planning & Economic Development Department to

NOT Approve the Conditional Use Permit No. 2698, Variance Case No. 2706 And Environmental Assessment No. 928.

Thank you for your consideration of this Request.

Joe Diaz
Irma Diaz

Exhibit "B"

ITEM 4-A



Planning & Economic Development Department - Planning Division

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

PLANNING DEPARTMENT STAFF REPORT ADDENDUM

CASE NO.	Conditional Use Permit Case No. 2698 Variance Case No. 2706 Environmental Assessment 928
LOCATION	541 E. Pine Street (6169-028-010, 6169-028-012, 6169-028-017, 6169-028-018, and 6169-028-021)
REQUESTED USE	Change use of Existing Building into a Banquet Hall Facility and to Establish a Valet Parking Plan and Reciprocal Parking Agreement in Accordance with the Compton Municipal Code.
HEARING DATE	May 9, 2012 Continued from April 25, 2012

GENERAL INFORMATION

Applicant/Owner:

James Lee Jenkins
 California Decor/ Salon Brandy
 541 E. Pine Street
 Compton, CA 90222

Representative:

Jose Vazquez
 2539 Ohio Avenue
 South Gate, CA 90280

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit Case No. 2698 proposes to change the use of an existing 25,160 square foot building where woodworking is permitted into a banquet and meeting facility.

Variance Case No. 2706 proposes to establish a Valet Parking Plan by constructing a parking lot that can accommodate up to 192 automobiles and to establish a Reciprocal Parking Agreement for an existing parking lot within the block.

Environmental Assessment No. 928 proposes the adoption of a Mitigated Negative Declaration (MND) based upon the proposed project which will not result in any significant adverse un-mitigatable impacts.

The project site is located at 541 E. Pine Street, between Santa Fe Avenue and Alameda Street.

#6.

Conditional Use Permit Case No. 2698

Variance Case No. 2705

EA 928

May 9, 2012

Page 2 of 2

DETAILED PROJECT SUMMARY:

CUP 2698 was **Continued** until May 9, 2012 from the special Planning Commission meeting held on April 25, 2012. Staff and the Applicant have resolved all Conditions of Approval. The Planning Commissioners instructed the Applicant to meet with the adjacent Property Owners to discuss unresolved issues. At the time of the writing of the Addendum Staff Report, there were no additional correspondences received for or against the proposed project. The applicant is requesting approval of a conditional use permit to change the use of an existing 25,160 square foot building and a variance to approve a Valet Parking Plan and establish a reciprocal parking agreement. Based on this information, staff recommends approval of **Conditional Use Permit Case No. 2698, Variance Case No. 2706, and Environmental Assessment No. 928** subject to the attached added and revised Conditions of Approval and those presented in the staff report on April 25, 2012.

PROPOSED CONDITIONS TO CHANGE:

Added Conditions

43. Woodworking tool distribution will be ancillary to the banquet hall use but will be permitted to operate onsite.
44. Truck parking is prohibited in the Valet Parking lot unless the trucks are delivering food, supplies and equipment.

Revised Conditions

3. That the Conditional Use Permit approval is only for a 25,160 square foot banquet and meeting facility, valet parking lot, woodworking tool distribution, and all associated parcels in connection with the project.
16. Recordation of the Reciprocal Agreement must be recorded with LA County Recorder's Office within six (6) months.



Initial Study

Mitigated Negative Declaration No. 928

Salon Brandy
541 E. Pine Street Compton, California



Lead Agency:

City of Compton

**205 South Willowbrook Avenue
Compton, California 90220**

April 25, 2012

1. **Project Title:** Salon Brandy
2. **Lead Agency Name and Address:** City of Compton
205 South Willowbrook Avenue
Compton, CA 90220
3. **Contact Person and Phone Number:** Derek Hull
Director of Planning and Economic Development
(310) 605-5532
4. **Project Applicant:** James Lee Jenkins
5. **Project Location/ APN:** 541 E. Pine Street, Compton, CA 90221 (6169-028-010, 6169-028-012, 6169-028-016, and 6169-028-017)
6. **Entitlement Applications:** Conditional Use Permit No. 2698; Variance No. 2707; Environmental Assessment 928
7. **General Plan Designation:** Industrial (I) and Mixed-Use (MU)
8. **Zoning:** M-L (Limited Manufacturing), M-H (Heavy Manufacturing), C-L (Limited Commercial), and B (Buffer)
9. **Description of Project:** Applicant proposes to change the use of existing 25,160 square foot woodworking building into a banquet hall facility and to construct a parking lot by establishing a Valet Parking Plan and Reciprocal Parking Agreement for a nearby parking lot in accordance with the Compton Zoning Ordinance.
10. **Type of Project:** Site Specific
11. **Surrounding Land Uses and Setting:** (Briefly describe the project's surroundings)

North: Repair shops and Single-family homes
South: Single-family homes
East: Vacant lots, Single-family homes and City of Lynwood
West: Vacant lots and steel racks

Table of Contents

Section

1.	Introduction.....
2.	Location and Setting
3.	Project Description.....
4.	Discretionary Approvals
5.	Technical Reports
6.	Summary of Mitigation Measures
7.	Findings of the CEQA Analysis.....
8.	CEQA Environmental Analysis.....
9.	References

Appendix:

Site Photos

Site Plan

Aerial Photograph

1. Introduction

The City of Compton (referred to hereinafter as the Lead Agency) has received entitlement applications to change the use of an existing 25,160 square foot woodworking building into a banquet hall facility and to establish a Valet Parking Plan and Reciprocal Parking Agreement in accordance with the Compton Zoning Ordinance. As the Lead Agency, the City of Compton will follow the guidelines of the California Environmental Quality Act (CEQA) to conduct an Initial Study (IS) for the proposed project.

California Environmental Quality Act

The proposed banquet hall facility development is a *project* pursuant to definitions of the California Environmental Quality Act (CEQA). As part of the proposed project's environmental review, the City of Compton authorized the preparation of an Initial Study/Environmental Checklist. Thus, this Initial Study/Environmental Checklist has been prepared pursuant to the CEQA Guidelines and the local environmental guidelines of the City of Compton. The State of California, through CEQA, has provided local governments with specific guidance regarding the manner in which the environmental review process is to be implemented at the local level. The CEQA Guidelines state that the purposes of an Initial Study/Environmental Checklist include the following:

- To provide the City of Compton with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Mitigated Negative Declaration, or Negative Declaration for the proposed project;

- To facilitate the project's environmental assessment during early phases of the proposed project's implementation; and,
- To eliminate unnecessary EIR's.

The City of Compton, in its capacity as lead agency, has determined that the proposed banquet hall facility project would require a **Mitigated Negative Declaration (MND)** as part of its environmental review. The following is an annotated outline summarizing the contents of this Initial Study/Environmental Checklist:

- *Section 1. Introduction* provides the procedural context surrounding this initial study's preparation and insight into its composition.
- *Section 2. Location and Setting* indicates the location of the project site and the existing environmental setting.
- *Section 3. Project Description* provides an overview of the proposed project.
- *Section 4. Discretionary Approvals* identifies the discretionary approvals that will be required before the project can be implemented.
- *Section 5. Technical Reports Resources used to reference findings and conclusions.*
- *Section 6. Mitigation Measures* contains a listing of the mitigation measures that will be required as a means to reduce potential environmental impacts to levels that are less than significant.
- *Section 7. Findings of the Analysis* provides an overview of the potential for significant effects on the issue areas analyzed in this initial study. An Initial Study/Environmental Checklist is included in this section.
- *Section 8. Environmental Analysis* contains the analysis of the potential environmental

impacts that may be expected as part of the project's implementation.

- *Section 9. References* contains the name of the preparer and other references used in the preparation of this Initial Study/Environmental Checklist.

This Initial Study/Environmental Checklist provides a thorough analysis, conclusions, and findings made as part of its preparation, fully represent the independent judgment and position of the City of Compton acting in its capacity as lead agency.

Copies of the Initial Study/Environmental Checklist contained herein and the *Notice of Intent to adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies and will be made available to the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the MND.

- To allow the City of Compton with the opportunity to explain the need for the proposed project;
- To allow the City of Compton to evaluate and explain alternative courses of action which may involve unresolved conflicts, if any, concerning alternative uses of available resources;
- To allow the City of Compton to evaluate and explain the potential environmental impacts, if any, resulting from the proposed project and possible alternatives, if necessary; and
- To provide a listing of agencies and persons consulted.

2. Location and Setting

Compton is located approximately 12 miles south of downtown Los Angeles and approximately 10 miles north of downtown Long Beach. Compton is bounded by the Cities of Paramount and Long Beach on the east, the City of Lynwood and an unincorporated Los Angeles County area (the Willowbrook community) on the north, an unincorporated Los Angeles County area on the west, and an unincorporated Los Angeles County area and the City of Carson on the south. The Long Beach Freeway (I-710) generally serves as the City's easterly boundary. The Riverside Freeway (SR-91) traverses the southerly portion of Compton while the Century Freeway (I-105) is located north of the City and the Harbor Freeway (SR-110) is located west of the City. The location of Compton, in a regional context, is shown in **Exhibit 1**. The project site's location in the City is shown in **Exhibit 2**.

The project site is located in the extreme Northeast section of the City of Compton. It borders the City of Lynwood to the east, various commercial and residential units to the north and south, and industrial uses to the west. The General Plan Land Use designations for the project site are Industrial (**I**) and Mixed-Use (**M-U**). The Zoning designations for the project site are **M-L** (Limited Manufacturing), **M-H** (Heavy Manufacturing), **C-M** (Commercial Manufacturing), and **B** (Buffer).

The project site is located in a general area that is predominately industrial. The original tract Belle-Vernon acres was subdivided in the early 1900s. Its proximity to the Alameda Corridor is less than a ½ mile and over the years the Corridor has created various industrial uses along its eastern and western property boundaries **Exhibit 3**.

However, as you get closer to Santa Fe Avenue, the project area transitions into more light industrial, residential, and commercial uses. There is a mixture of multi-family and single-family housing units, commercial businesses, light industry within a three hundred radius from the project site. The project site for the banquet facility is located at 541 E. Pine Street between Santa Fe Avenue (eastern boundary) and Alameda Street (western boundary). The project site for the primary parking lot has frontage along Santa Fe Avenue, between Pine Street and Euclid Street. Both areas are separated by an alley. An aerial photograph of the project area is provided in **Exhibit 4**.

3. Project Description

History of Project Area

According to County Building records, the first permits for structures at 541 E. Pine Street were issued for a residence (1920), garage (1956), cottage (1961), storage shelter (1961) and shop (1963). There have been several other additions and expansions of the existing manufacturing building to occur since the 1960s. The primary use of the building was woodworking activities. For the parcels located along Santa Fe Avenue (APN 6169-028-016 and 6169-028-017), a church and parking lot were located at the site. The church has since been demolished and just an unpaved parking lot remains.

Entitlement Applications

The Applicant has filed a Conditional Use Permit application and is proposing to change the use of an existing 25,160 square foot woodworking building into a banquet hall facility and to establish a Valet Parking

Plan and Reciprocal Parking Agreement in accordance with the Compton Zoning Ordinance. There are two proposed banquet rooms, California Salon (**3,842 square feet**) and Brandy Salon (**4,578.37 square feet**). There is a Bonus Room that opens up to the Brandy Salon (**2,696 square feet**). The Bonus Room will only be used as an overflow area for the Brandy Salon room. Additional floor space is comprised of two (2) kitchen areas for food prepping only, four (4) restrooms, two (2) VIP rooms, six (6) offices, seven (7) indoor and outdoor storage areas, one enclosed open patio area and one covered patio area. There are two (2) residential structures and a one four-car parking garage to the east of the main building. The building is separated from the primary parking lot by an alley as illustrated in the appendix.

The Applicant has filed a Variance application and is proposing to construct a primary parking lot to the east of the main building. The parking lot is separated by an alley and abuts Santa Fe Avenue. The parking lot will accommodate up to 192 valet parked automobiles. A second existing parking lot will be used to accommodate additional automobile parking for up to 30 automobiles. The second parking lot will be covenanted through a Reciprocal Parking Agreement that shall be recorded at LA County Recorder's office. The Compton Zoning Ordinance allows for an applicant to file for a Variance to establish a Valet Parking Plan and to establish a Reciprocal Parking Agreement.

The project area has been designated with multiple General Plan land use designations and Zoning designations. The General Plan land use designation for parcels (6169-028-010 and 6169-028-012) is **Industrial**. The zoning for these parcels are dual, meaning that there are at least two zoning

designations per parcel. Both parcels are designated with **Buffer (B)** zone for the first 40 feet (from edge of sidewalk). APN 6169-028-010 has an additional zoning designation of Heavy Manufacturing (M-H). APN 6169-028-012 has an additional zoning designation of Commercial Manufacturing (C-M). General Plan land use designation for the parcels (east of the alley) for APN 6169-028-016 and 6169-028-017 is Mixed-Use. These parcels also have dual zoning designations with APN 6169-028-016 as Limited-Manufacturing (L-M) along the parcel's frontage and Commercial Manufacturing (C-M) zoning designation for the rear of the parcel that abuts the alley. APN 6169-028-017 has a zoning designation of Limited-Manufacturing (L-M) along the parcel's frontage and Commercial Manufacturing (C-M) zoning designation for the rear of the parcel that abuts the alley.

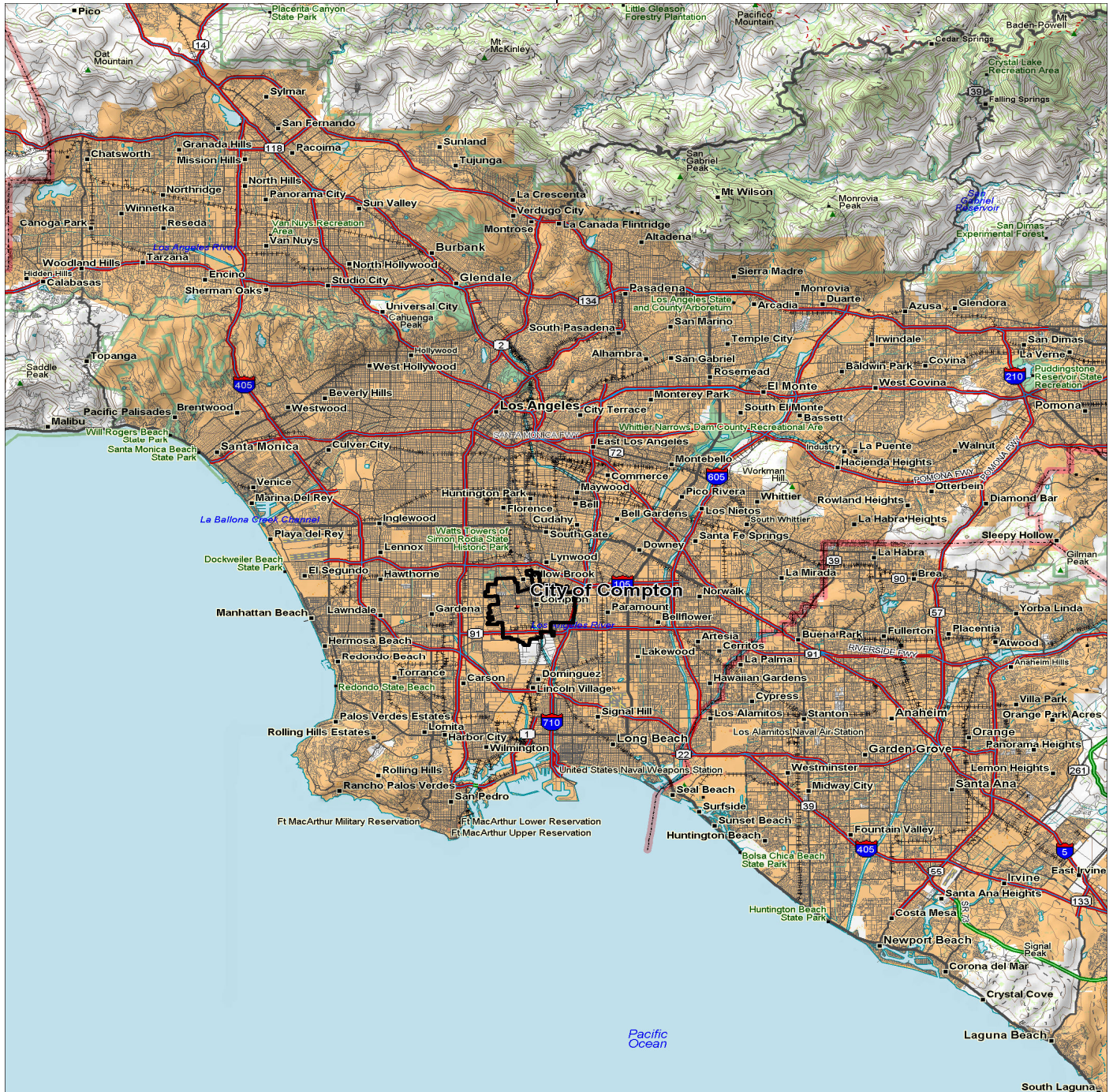
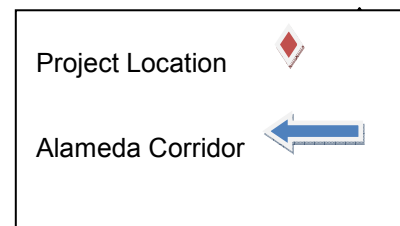


Exhibit 1
Regional Location

City of Compton
10

Exhibit 3 Aerial View of Alameda Corridor and Project Site





Banquet Facility

Proposed Parking Lot



Off-Site Parking Lot (southwest of
project site on Pine Street)

Exhibit 4
Aerial View of Project Site

4. Discretionary Approvals

The implementation of the proposed project will require the following discretionary approvals:

- *Conformity with the Compton General Plan.* The City's Planning Commission will be required to make appropriate findings for the proposed project.
- *CEQA Approval.* The project will also require the approval by the City of a Mitigated Negative Declaration and the Mitigation Monitoring Program.
- *Approval of Conditional Use Permit.* In accordance with the Compton Zoning Ordinance, the proposed use will require the submission and approval of a Conditional Use Permit.
- *Approval of Variance.* A Variance approval is required to establish a Valet Parking Plan and a Reciprocal Parking Agreement.

5. Technical Reports

The following Technical Reports were evaluated to prepare this Initial Study, which have been included in the Appendices:

- *City of Compton General Plan 1991 and Compton General Plan 2030.*
- *City of Compton Zoning Ordinance.*
- *County of Los Angeles Building Permits*
- *County of Los Angeles Tax Assessor Records*
- *County of Los Angeles Recorder's Office Deeds*

6. Summary of Mitigation Measures

The environmental analysis (refer to Table 1 – Initial Study Checklist) for the proposed project determined that the implementation of the proposed project would not result in significant adverse environmental impacts, with the implementation of the recommended mitigation measures. In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a mitigated negative declaration, which relates to the mitigation-monitoring program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB 3180 and in compliance with the requirements of the Public Resources Code.

In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Compton can make the following additional findings:

- A Mitigation Reporting or Monitoring Program will be required;
- Site plan and/or building plans, submitted for approval by the responsible monitoring agency, shall include the required standard conditions; and,
- An accountable enforcement agency or monitoring agency shall be identified for the mitigation measures adopted as part of the decision-maker's final determination.

The following mitigations measures are required as a means to reduce any potential impacts:

Mitigation Measures: ERG 1 Earth Resources and Geology: The Applicant shall ensure that construction and excavation activities will adhere to the Best Management Practices (BMPs) set forth by the City. Such BMPs include using plastic coverings to prevent erosion of any unprotected area, such as mounds of dirt or dumpsters, along with devices designed to intercept and safely divert runoff.

Monitoring: Department of Public Works

Mitigation Measures: N2 Noise: Prior to the issuance of grading permits for the proposed project, the construction contractor shall demonstrate, to the satisfaction of the City of Compton, that the project complies with the following:

- *All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;*
- *Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;*
- *During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;*
- *Operate earthmoving equipment on the construction site as far away from vibration-sensitive sites as possible; and*
- *Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.*

Monitoring: Department of Public Works
Department of Building and Safety.

Mitigation Measure N3 Noise: During earthwork and grading activities for the proposed project, the construction contractor shall perform vibration monitoring when trenching, shoring, or heavy equipment activities take place within 25 feet of a habitable structure. Independent monitoring should be performed to check compliance in particularly sensitive areas. The vibration monitoring shall confirm that the peak particle velocity is 0.50 inch/second or less. Should vibration levels exceed this threshold, the contractors shall modify and/or reschedule their construction activities.

Monitoring: Department of Public Works
Department of Building and Safety.

Mitigation Measure PS 4 Public Services - Fire Protection: Prior to the issuance of grading permits and Certificate of Occupancy for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity to their fire prevention and operational requirements.

Monitoring: Compton Fire Department.

Mitigation Measure PS 5 Public Services – Police Protection: Prior to the issuance of the Final Certificate of Occupancy, the banquet hall owner shall submit a Security Plan, final site plan, elevations, building floor plans, and site circulation to be reviewed by the Los Angeles County Sheriff's Department and the Planning and Economic Development Department to ensure it conforms with crime prevention measures and operational requirements. The above mitigation will reduce the potential impacts to levels that are less than significant.

Monitoring: LA County Sheriff's Department

Planning and Economic Development Department.

Mitigation Measure A6. Aesthetics: All exterior building light, security lighting and parking area lighting must be properly shielded to prevent spill over light and glare impacts on the nearby land uses.

Monitoring: Compton Building and Safety Department

Mitigation Measure A7. Aesthetics: Construction equipment staging areas shall be appropriately screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project grading plans.

Monitoring: Compton Building and Safety Department

Mitigation Measure T 8. Transportation Prior to the issuance of a Final Certificate of Occupancy, a detailed Valet Parking Plan will be submitted reviewed and approved by the Planning and Economic Development Department and be annually reviewed. The CUP will be subject to revocation by the Planning Commission if the operation of valet parking causes significant safety concerns.

Monitoring T 8: Compton Planning and Economic Development Department and Compton Sheriff's Department.

Mitigation Measure T 9. (Transportation) Prior the issuance of a Final Certificate of Occupancy, the applicant/operator shall provide a copy of a recorded ten year lease for 431 E. Oak Street to the Planning and Economic Development Department. The lease shall permit the establishment and use of the property for 31 parking spaces and specify that the lease cannot be terminated without providing written notification to the Planning and Economic Development Department 60 days prior to lease termination.

Monitoring T 9: Compton Planning and Economic Development Department

7. Findings of the CEQA Analysis

The environmental analysis conducted under the Initial Study, pursuant to the requirements of CEQA, indicated that the proposed project will not result in any unmitigable significant adverse impacts. The following findings of significance may be made with respect to the proposed project.

- The proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the recommended mitigation.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited and cumulatively considerable.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with adherence to the mitigation recommendations herein.

The conclusions of the initial study are summarized in Table 2 provided below and on the following pages.

8. CEQA Environmental Analysis

This section of the Initial Study which has been prepared pursuant to the requirements of CEQA analyzes the potential environmental impacts that may result from the subsequent implementation of the proposed project. The issue areas evaluated in this Initial Study include the following:

- Land Use and Development (Section 8.1);
- Population and Housing (Section 8.2);
- Earth and Geology (Section 8.3);
- Water and Hydrology (Section 8.4);
- Air Quality (Section 8.5);
- Biological Resources (Section 8.6);
- Energy and Mineral Resources (Section 8.7);
- Risk of Upset/Human Health (Section 8.8);
- Noise (Section 8.9);
- Public Services (Section 8.10);
- Utilities (Section 8.11);
- Aesthetics (Section 8.12);
- Cultural Resources (Section 8.13);
- Recreation (Section 8.14) and
- Transportation (Section 8.15).

- Greenhouse Gas Emissions (Section 8.16).

The analysis contained herein, provides a response to the individual questions. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this initial study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project will not have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project may have the potential for impacting the environment, although these impacts are likely to be below levels or thresholds that the City or other responsible agencies consider to be significant.
- *Potentially Significant Impact Unless Mitigated.* The proposed project may have the potential to generate impacts that are considered to represent a significant impact on the environment. However, the level of impact may be reduced to levels that are considered to be less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may, or is known to result in significant unmitigable adverse impacts.

Table 1 Summary (Initial Study Checklist)				
Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact

8.1 LAND USE AND DEVELOPMENT IMPACTS. <i>Would the project:</i>				
a) Physically divide an established community, or otherwise result in an incompatible land use?				×
b) Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			×	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				×
d) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				×
e) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				×
f) Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				×

Land Use and Development: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy, or regulation of the agency with jurisdiction over the project;
- A conflict with any applicable conservation plan or natural community conservation plan;
- The conversion of prime farmland, unique farmland, or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act contract; or,
- Changes to the existing environment that, due to their location or nature, may result in the conversion of farmland to non-agricultural uses.

Sources: City of Compton Aerial Photograph and Zoning Map

Environmental Impacts

- A. *Would the project physically divide an established community or otherwise result in an incompatible land use?* **No Impact.**

The project site for the main buildings are located at 541 E Pine Street and project site for the primary parking lot is located on Santa Fe Avenue. There is an alley that separates the building from the parking lot. The main entrance into the banquet hall facility is across the alley and in direct path to the primary parking lot. The alley is approximately eleven (11) feet wide. Based upon the site design, there is no physical divide to the established community.

The project site for the proposed banquet hall facility is currently occupied by an existing building where woodworking occurred years ago. Two houses and garage are located onsite as well. The project site for the parking lot formerly housed a church and parking lot. The church has since been demolished and now the parking lot remains.

The area is a rare combination of residential, commercial and industrial uses. The project sites for the proposed banquet hall facility and parking lot are a lot less intensive uses for the industrial area.

The proposed project will not physically divide an established community. As a result, no adverse land use impacts are anticipated.

Mitigation Measures: **None required.**

- B. *Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* **Less than Significant Impact.**

The project site is comprised of four parcels: (APN 6169-028-010 and 6169-028-012 are for the proposed banquet hall facility and APN 6169-028-016 and 6169-028-017 are for the proposed parking lot). The General Plan land use designation for the first two parcels (proposed banquet hall) is Industrial. There are dual zoning designations for each parcel within that project area:

APN 6169-028-010 has a zoning designation of Buffer (B), forty (40) feet from edge of sidewalk of Pine Street and Heavy Manufacturing (M-H) for the remainder of the parcel. In accordance with the Compton Zoning Ordinance, a “dance hall” is permitted in a M-H zone subject to the approval of a Conditional Use Permit.

APN 6169-028-012 has a zoning designation of Buffer (B), forty (40) feet from edge of sidewalk of Pine Street and Light Manufacturing (M-L) for the remainder of the parcel. In accordance with the Compton Zoning Ordinance, a “dance hall” is permitted in a M-L zone subject to the approval of a Conditional Use Permit.

The Compton General plan suggests that uses and buildings in M-H and M-L zones with Industrial General Plan land use designated areas *are compatible*.

The General Plan land use designation for the last two parcels (proposed parking lot) is Mixed-Use. There are dual zoning designations for each parcel within that project area:

APN 6169-028-016 has a zoning designation of Limited Commercial (C-L) 160 feet from edge of sidewalk and 116.4 feet as Limited Manufacturing (M-L) for the remainder of the parcel. In accordance with the Compton Zoning Ordinance, parking is permitted in all zoning districts.

APN 6169-028-017 has a zoning designation of Limited Commercial (C-L) 160 feet street frontage from edge of sidewalk and 116.4 feet as Limited Manufacturing (M-L) for the remainder of the parcel. In accordance with the Compton Zoning Ordinance, parking is permitted in all zoning districts.

The Compton General plan suggests that uses and buildings in C-L and M-L zones with Mixed Use General Plan land use designated areas *are compatible*.

The proposed project is in conformance with the land use designation of the City of Compton General Plan.

The proposed project will conform to the M-H, M-L, C-L and B zoning designations of the City of Compton Zoning Ordinance.

The proposed project will not conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. As a result, no adverse land use policy impacts are anticipated. There are two residential structures onsite. Both houses are legal non-conforming buildings. The applicant has been advised to submit a Conditional Use Permit to legalize both units. The houses do not impact the proposed operations at the banquet facility.

Mitigation Measures: **None required.**

C. *Will the project conflict with any applicable habitat conservation plan or natural community conservation plan?* **No Impact.**

There are no Los Angeles County designated Significant Ecological Areas (SEAs) located within the City of Compton that would be potentially affected by the proposed project’s implementation. As a result, no adverse impacts on habitat conservation plans or natural community conservation plans will occur.

Mitigation Measures: **None required.**

- D. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **No Impact.***

No agricultural activities are located within the project site nor does the City's General Plan anticipate any agricultural land use designation on the subject site or within the immediate vicinity. As a result, the proposed project will not result in the conversion of any existing farmland to urban. No adverse impacts on protected farmland soils will result.

Mitigation Measures: **None required.**

- E. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? **No Impact.***

No agricultural activities are being conducted within the project site. The City of Compton General Plan does not contemplate any future agricultural land uses for the project site. In addition, there are no areas of the City that are subject to a Williamson Act contract. As a result, no adverse impacts on existing or future Williamson Act contracts will result.

Mitigation Measures: **None required.**

- F. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? **No Impact***

No agricultural activities or farmland uses are located within the City. The proposed project will not result in the conversion of any existing farmland area to urban uses. As a result, no adverse impacts will result from the proposed project's implementation.

Mitigation Measures: **None required.**

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.2 POPULATION AND HOUSING IMPACTS. *Would the project:*

a) Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				×
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				×
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				×

Population and Housing: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

Environmental Impacts

- A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?* **No Impact.**

The California Department of Finance (DOF) estimated the City's population in January 2008 to be 99,242 persons. According to the same Department of Finance figures, there are 24,054 housing units located in the City. There are two dwelling units located within the project area but these housing units are proposed to remain. Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The project area is already urbanized. General improvements will be contained within the project area. As a result, no adverse growth inducing impacts will occur.

Mitigation Measures: **None required.**

- B. *Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?* **No impact.**

The two existing dwelling units onsite will remain. The units serve as legal non-conforming buildings. Each may be permitted under a separate CUP. A condition has been included to obtain approval to legally permit housings units within one year. As a result, the proposed project will not involve the

removal of any units and no displacement of existing housing units will result.

Mitigation Measures: **None required.**

- C. *Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?* **No Impact.**

No housing units will be displaced as part of the proposed project's implementation. The housing units onsite will remain. As a result, no persons will be displaced as part of the project's implementation and no replacement housing will be required.

Mitigation Measures: **None required.**

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.3 EARTH RESOURCES AND GEOLOGY IMPACTS. *Would the project result in or expose people to potential impacts involving:*

a) The risk of loss or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault rupture?			×	
b) Substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction?			×	
c) Substantial soil erosion or the loss of topsoil?			×	
d) Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			×	
e) Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			×	

f) Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				×
g) Unique geologic or physical features?				×

Earth Resources and Geology: Thresholds of Significance

According to the City of Compton, a project may be deemed to have a significant adverse environmental impact on the environment if it results in the following:

- Locating within a geologic or soils unit that is unstable or that would become unstable as a result of the project, potentially resulting in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse;
- Locating on an expansive soil, creating substantial risks to life or property;
- Locating on soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater;
- Locating in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater;
- Exposing people to potential impacts, including unique geologic or physical features;
- Substantial soil erosion resulting in the loss of topsoil; or
- The exposure of people or structures to potential substantial adverse effects, including the risk of loss or death related to fault rupture from a known earthquake fault.

Supporting Documentation

California Geological Survey- Alquist Priolo Earthquake Fault Zone Map

California Geological Survey- Earthquake Shaking Potential for LA Metro. Region

California Geological Survey- Seismic Hazards Zone South Gate Triangle

Guidelines for Analyzing and Mitigation Liquefaction in CA

Environmental Impacts

- A. *Would the project result in or expose people to potential impacts, including the risk of loss or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-*

*Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area, or based on other substantial evidence of a known fault rupture? **Less Than Significant Impact.***

The project area lies outside the *Alquist-Priolo Earthquake Fault Zoning*. The City's western and southern boundaries are located on the parameter the fault zone area. Although there are no active faults known to underlay the project site, seismic risks that may affect the site are not unique or more significant for this site than other areas within Compton. As a result, surface rupture is not anticipated to occur in the event of an earthquake from the known faults in the surrounding region.

Mitigation Measures: **None required.**

- B. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking or seismic-related ground failure, including liquefaction? **Less Than Significant Impact.***

Mitigation Measures: **None required.**

According to the State of California Seismic Hazard Zones, South Gate Quadrangle Map, the project area is located in a liquefaction area. This is an area where historic occurrences of liquefaction, or local geological, geotechnical or groundwater conditions indicate the potential for permanent ground displacement. To deal with potential liquefaction incidences, the project requires a Best Management Practice (BMP) of densification through vibro-replacement. This will be required for the parking lot since the buildings are pre-existing. In vibro-replacement, stone is used as backfill material. This procedure allows for densification of soils at depth.¹ Ongoing monitoring will be conducted by the Building and Safety Department to ensure that no liquefaction occurs at the project site for the banquet hall.

Mitigation Measures: **None required.**

- C. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? **Less Than Significant Impact.***

Mitigation Measures: **None required.**

Given the developed character of the surrounding parcels, no significant adverse constraints related to expansive soils are anticipated. The adherence to the existing development code and building code requirements will reduce the potential impacts to levels that are less than significant. There will be some grading to occur as a result of constructing a parking lot. This will result in the loss of a portion of the topsoil. The proposed project will comply with the City's grading requirements by requiring the submission of a grading plan to the Public Works Department prior to the construction of the parking lot. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

- D. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence,*

¹ RECOMMENDED PROCEDURES FOR IMPLEMENTATION OF DMG SPECIAL PUBLICATION 117
GUIDELINES FOR ANALYZING AND MITIGATING LIQUEFACTION IN CALIFORNIA

liquefaction, or collapse? **Less than Significant Impact.**

Mitigation Measures: Earth Resources and Geology ERG 1 The Applicant shall ensure that construction and excavation activities will adhere to the Best Management Practices (BMPs) set forth by the City. Such BMPs include using plastic coverings to prevent erosion of any unprotected area, such as mounds of dirt or dumpsters, along with devices designed to intercept and safely divert runoff.

Monitoring: Department of Public Works.

The project area is relatively flat, greatly reducing the chancing of landslides. The buildings are already constructed through a series of expansions and additions. There have been no visible signs of unstable soil or erosion in and around the buildings. The proposed site for the parking lot is flat as well. The site is presently vacant and was formerly used as parking that was previously graded. All proposed improvements developed as a part of the parking will conform to and be developed under guidance of Title 24 of the California Code of Regulations and the California Department of Conservation, CDMG Special Publications 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California (1997). These regulations will ensure that the proposed improvements would not cause land-sliding liquefaction, seismically-induced settlement, or other adverse conditions. However, implementation of Mitigation Measure ERG1 would reduce impacts to less than significant.

*Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in the California Building Code (2002), creating substantial risks to life or property? **Less than Significant Impact.***

Mitigation Measures: **None required.**

Grading and excavation will be required to facilitate removal of the existing on-site improvements for the parking lot. The proposed project will comply with the City's grading requirements by requiring the submission of a grading plan to the Public Works Department prior to the construction of the parking lot. Further, the proposed Project does not envision the construction of any enclosed structures requiring significant site preparation to provide adequate foundations thus not posing a hazard to life and property. Standard conditions of approval have been issued regarding this activity that will further ensure the protection of public health, safety and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.

*E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **No Impact.***

Mitigation Measures: **None required.**

No septic tanks will be used as part of the proposed project. The building is already connected to the City's sewer system. As a result, no impacts associated with the use of septic tanks will result from the proposed project's implementation.

*F. Would the project result in or expose people to potential impacts, including unique geologic or physical features? **No Impact.***

Mitigation Measures: **None required.**

The site and the surrounding area have been previously developed and there are no unique geologic or physical features within the city or in the surrounding area. There are no natural geologic features located on site or within the surrounding properties. As a result, the proposed project will not result in any significant adverse impacts related to natural or unique geologic features.

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.4 WATER AND HYDROLOGY IMPACTS. *Would the project:*

a) Violate any water quality standards or waste discharge requirements?			×	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				×
c) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site?				×
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on- or off-site?			×	
e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?				×
f) Substantially degrade water quality?				×
g) Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				×
h) Place within a 100-year flood hazard area, structures which would impede or redirect flood flows?			×	

i) Expose people or structures to a significant risk of flooding as a result of dam or levee failure?				×
j) Result in inundation by seiche, tsunami, or mudflow?				×

Water and Hydrology: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;
- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami, or mudflow.

Supporting Documentation

City of Compton Aerial Photograph

City of Compton Municipal Code

Environmental Impacts

A. Would the project violate any water quality standards or waste discharge requirements?

Less Than Significant Impact

The site is currently developed with the existing buildings and parking lot. The existing parking lot is unpaved. When improvements are made to the parking lot there will be a net increase in the amount of storm water runoff. It is not anticipated that the run off would violate water quality standards or waste discharge requirements. Pursuant to current storm water runoff requirements, all storm water on-site must be impounded on-site. Grading and excavation will be required to remove the compacted dirt. The site plan indicates storm water runoff from the site will be conveyed to the curbs and gutters. Regulations for compliance with the Storm Water Pollution Prevention Plan (SWPPP) and Standard Urban Storm Water Mitigation Plan (SUSMP) requirements to reduce potential water quality impacts. The proposed project would also need to comply with the requirements of a National Pollutant Discharge Elimination System (NPDES) Permit issued by the RWQCB. The NPDES Permit requires that all developers of land where construction activities will occur over more than one acre to develop and implement a SWPPP, which specifies BMPs that will reduce pollution in stormwater discharges to the Best Available Technology Economically Achievable/Best Conventional Pollutant Control Technology standards and eliminate or reduce non-stormwater discharges to storm sewer systems and other waters of the nation. The SWPPP typically includes minimization of erosion during construction, stabilization of construction areas, sediment control, control of pollutants from construction materials, as well as post-construction stormwater management (e.g., the minimization of impervious surfaces, treatment of stormwater runoff, etc). The SWPPP also must include a discussion of the program to inspect and maintain all BMPs. In addition, the SWPPP would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process. No continued erosion potential would exist after completion of construction of the parking lot.

The SUSMP requires developers to mitigate (infiltrate or treat) the stormwater runoff (volume or flow rate) generated from 0.75 inches of rainfall over 24 hours. The proposed project's SUSMP would be reviewed and revised over time to ensure that BMPs are functioning properly and are effective at treating runoff from the site throughout the life of the proposed project. The proposed project would also incorporate BMPs that would detain surface water runoff as well as treating these waters, either actively or passively, before discharging these waters to the local storm drain system. Through the incorporation of the requisite BMPs, development of the proposed project is anticipated to improve the quality of the water discharged from the site, compared to existing conditions. Compliance with the aforementioned standard construction and erosion control practices would ensure that the construction or operation of the proposed project would not violate any water quality or waste discharge requirements. Therefore, the proposed project would result in less-than-significant impacts related to water quality standards or waste discharge requirements.

Mitigation Measures: **None required.**

- B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* **No Impact.**

Water supply in the City is derived from local groundwater wells operated and maintained by the Compton Municipal Water Department and imported water from the Metropolitan Water District (MWD). No water wells are located on the proposed project site. As a result, no impacts are anticipated.

Mitigation Measures: **None required.**

- C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?* **No Impact.**

The proposed project site is currently developed with existing buildings and parking lot. No natural drainage or riparian areas remain within the project site due to its past development. In addition, no streams or rivers are located within the surrounding area. As a result, the proposed project will not result in any impacts on streams or natural hydrology.

Mitigation Measures: **None required.**

- D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on- or off-site?* **Less Than Significant Impact.**

The Project proposes to reuse an existing warehouse building and parking lot. Stormwater and irrigation runoff would be directed into existing storm drains. Although the project area is located within a 100-year flood zone hazard, none of the proposed project components would involve elements that could change or increase the risk of flooding. The proposed project would result in less-than-significant impacts related to altering the existing drainage pattern or substantially increasing the rate or amount of surface runoff that would result in flooding on- or off-site.

Mitigation Measures: **None required.**

- E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?* **Less than Significant Impact.**

The existing buildings for the banquet hall will not contribute additional runoff water. The site is already fully developed and no new increased run off will result from the existing development. The nature and extent of storm water runoff ultimately discharged into the existing storm drain system will not significantly change from the existing levels. The proposed project would implement a SWPPP during construction and a SUSMP during project operations in order to reduce the potential for additional sources of polluted runoff. Therefore, the proposed project would result in less-than-significant impacts related to surface runoff. This is a standard development condition that is not considered mitigation for CEQA implementation purposes.

Mitigation Measures: **None required.**

*F. Would the project otherwise substantially degrade water quality? **No Impact.***

Future development will be required to implement a storm water pollution prevention plan and water quality management plan in accordance with National Pollutant Discharge Elimination System (NPDES) and City of Compton requirements. With adherence to the most recent Clean Water Act requirements, no impacts from the proposed project will result. This is a standard development condition that is not considered mitigation for CEQA implementation purposes.

Mitigation Measures: **None required.**

*G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? **No Impact.***

The concept of a 100-year flood condition is used as a benchmark by civil engineers as a means to design flood control infrastructure. The proposed project will not impede or redirect the flows of potential floodwater. According to the Flood Plain Data from FEMA, 2003, the project area is not located in a 100-year flood hazard area or plain.² Therefore, it will be no impact to the project area.

Mitigation Measures: **None required.**

*H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? **Less than Significant Impact.***

As previously mentioned, the proposed project will not impede or redirect the flows of potential floodwater. According to the Flood Plain Data from FEMA, 2003, the project area is not located in a 100-year flood hazard area or plain. The project site does include the proposed banquet hall and residential structures, but because the project site is not located in a 100-year Flood Plain, impacts are considered less than significant.

Mitigation Measures: **None required.**

*I. Would the project expose people or structures to a significant risk of flooding as a result of levee failure? **No Impact.***

The project site is not located within a designated flood hazard area as identified by the FEMA. The central and eastern portion of the city is located within this potential inundation area. The average floodwater depth is projected to be less than 1 foot. Virtually all of the urbanized portions of Los Angeles County are exposed to some form of potential inundation risk. As a result, no significant adverse impacts are anticipated.

Mitigation Measures: **None required.**

*J. Would the project result in inundation by seiche, tsunami, or mudflow? **No Impact.***

² County of Los Angeles General Plan Flood Zone 2003

The City of Compton is located inland from the Pacific Ocean, and thus, the project site will not be exposed to the effects of a tsunami. No dams, reservoirs or volcanoes are located near the city that would present seiche or volcanic hazards.³ In addition, there are no surface water bodies in the immediate area that would result in seiche hazards. As a result, no impacts related to seiche, tsunami or mudflow would result.

Mitigation Measures: **None required.**

Table 1 Summary (Initial Study Checklist)				
Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact

8.5 AIR QUALITY IMPACTS. <i>Would the project:</i>				
a) Conflict with or obstruct implementation of the applicable air quality plan?			×	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			×	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			×	
d) Expose sensitive receptors to substantial pollutant concentrations?			×	
e) Create objectionable odors affecting a substantial number of people?				×

³ United States Geological Survey. *South Gate 7 ½ Minute Quadrangle*. 1982

f) Alter air movement, moisture, or temperature, or cause any change in climate?				X
--	--	--	--	---

Air Quality: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with, or obstructs the implementation of, the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations;
- The creation of objectionable odors affecting a substantial number of people; or,
- The alteration of air movement, moisture or temperature, or cause any change in climate.

The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O₃)* is a nearly colorless gas that irritates the lungs and damages materials and vegetation. O₃ is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO₂)* is a yellowish-brown gas that, at high levels, can cause breathing difficulties. NO₂ is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM₁₀* refers to particulate matter less than ten microns in diameter. PM₁₀ causes a greater health risk than larger-sized particles, since fine particles can more easily cause irritation.

Environmental Impacts

- A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?*
Less Than Significant Impact.

The proposed project will not affect any regional population, housing, and employment projections

prepared for the City by the Southern California Association of Governments. As a result, the proposed project is consistent with the Growth Management Plan. Finally, the proposed project is not subject to the requirements of the Air Quality Management Plan's PM₁₀ Program, which is limited to the desert portions of the South Coast Air Basin. Given the relatively small size of the development, it is not considered to be regionally significant, according to the SCAQMD. Specific criteria for determining a project's conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook that states the following:

- *Consistency Criteria 1.* Will the proposed project result in an increase in the frequency or severity of an existing air quality violation or contribute to the continuation of an existing air quality violation?
- *Consistency Criteria 2.* Will the proposed project exceed the assumptions included in the AQMP or other regional growth projections relevant to the AQMP's implementation?

The proposed project is consistent with the adopted City of Compton General Plan (Consistency Criteria 2) pursuant to the Industrial and Mixed-Use land use designations. The proposed project may result in additional emissions to air quality. However, the proposed project will not result in any net increase in development not already contemplated in regional growth projections (Consistency Criteria 1). As a result, the project would not be in conflict with, or result in an obstruction of an applicable air quality plan and no adverse impacts are anticipated.

Mitigation Measures: **None required.**

- B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Less Than Significant Impact.***

Short-term airborne emissions will occur during the construction of the parking lot relating to grading and excavation. No adverse impact or violation would result from implementation of the proposed project. The project principally consists of use of an existing warehouse building and the development of a parking lot. The proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Fugitive dust emissions would primarily result from site demolition activities, and carbon monoxide (CO), nitrogen oxide (NOX), and sulfur oxide (SOX) emissions would primarily result from the use of construction equipment. The assessment of construction air quality impacts considers each of these potential sources. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and for dust, the prevailing weather conditions.

It is mandatory for all construction projects in the South Coast Air Basin to comply with SCAQMD Rule 403 for fugitive dust. Specific Rule 403 control requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, and maintaining effective cover over exposed areas. Compliance with Rule 403 would reduce regional particulate matter 2.5 microns or smaller in size (PM_{2.5}) and particulate matter 10 microns or smaller in size (PM₁₀) emissions associated with construction activities by approximately 61 percent.

URBEMIS 2007 was used to estimate the majority of daily construction emissions. Fugitive dust emissions were estimated using spreadsheets used by the SCAQMD to calculate localized emissions. Detailed construction information for the project area was not available when this analysis was completed.

With regard to operational emissions, the proposed banquet facility does not propose a use that will significantly increase automobile traffic in the area. The proposed project will predominantly operate on Fridays and Saturday evenings only and would not substantially increase automobile trips and would not generate substantial mobile source emissions. The proposed project would not include stationary sources (e.g., mechanical equipment) of air emissions. Operational emissions would not exceed SCAQMD significance thresholds. Therefore, the proposed project would result in a less-than-significant impact related to operational emissions.

Mitigation Measures: None required.

- C. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* **Less Than Significant Impact.**

No adverse impacts would result from implementation of the proposed project cumulatively or result in a considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. The project will generate short-term operational emissions. These emissions will be associated with vehicles traveling to and from the future development that will be below the SCAQMD's thresholds of significance. As a result, the proposed project's air quality impacts are considered to be less than significant.

Mitigation Measures: None required

- D. *Would the project expose sensitive receptors to substantial pollutant concentrations?* **Less Than Significant Impact.**

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality. Sensitive receptors typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate. The sensitive receptors located in the vicinity of the project site include residential development located to the east of the site. The size of the proposed project is not expected to result in emission hot spots that would exceed the State's 1-hour or 8-hour standards.⁴ As a result, no significant adverse impacts are anticipated.

Mitigation Measures: None required

- E. *Would the project create objectionable odors affecting a substantial number of people?* **No Impact**

The SCAQMD's CEQA Air Quality Handbook identifies those uses that will typically create odors that, in turn, could generate complaints. These uses include agricultural activities, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding operations. The proposed project does not involve these types of activities; therefore, there is limited potential for objectionable odors to affect the surrounding area given the proposed use.

Mitigation Measures: None required.

- F. *Would the project alter air movement, moisture, or temperature, or cause any change in climate?*

⁴ South Coast Air Quality Management District. *CEQA Air Quality Handbook*, Appendix 9. 1993.

No Impact.

The annual average daytime temperatures in the City of Compton range from 44-63° F in winter and from 60-85° F in summer, with temperatures sometimes exceeding 100° F during the summer months. Annual rainfall in the region averages between 12-15 inches, and occurs almost exclusively during the winter months. The City is located approximately 8 miles from the Pacific Ocean, and thus enjoys some moderating influences of the ocean.⁵ Wind flow patterns in the SCAB affect air quality by directing pollutants downwind from their sources. Local meteorological conditions (such as light winds and shallow vertical mixing) and topographical features (such as the San Gabriel Mountains to the north of the region) create areas of high pollutant concentrations by hindering dispersal. Temperature inversions created by a semi-permanent subtropical high-pressure cell over the Pacific Ocean also hinder dispersion by trapping cool air near the ground with warm air from the ocean. The proposed structure will not be large enough to alter air movement, moisture or temperature, or cause a change in the climate, either locally or regionally. As a result, no impacts upon climate or temperature are expected.

Mitigation Measures: None required.

⁵ South Coast Air Quality Management District. *Climatological Profile of Southern California*. 1987.

Table 1 Summary (Initial Study Checklist)				
Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact

8.6 BIOLOGICAL RESOURCES IMPACTS. <i>Would the project have a substantial adverse effect:</i>				
a) Either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				×
b) On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?				×
c) On federally protected wetlands as defined by Section 344 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				×
d) In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				×
e) In conflicting with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				×
f) By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				×

Biological Resources: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;
- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies or regulations, or by the California Department of Fish

and Game or U.S. Fish and Wildlife Service;

- A substantial adverse effect on federally protected wetlands as defined by Section 344 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional, or state habitat conservation plan.

Environmental Impacts

- A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* **No Impact.**

The City of Compton is urbanized and plant life is limited to non-native, introduced, and ornamental species that are used for landscaping. The project site is currently occupied by existing buildings and parking lot and does not contain, nor is it located adjacent to, any suitable habitat for any sensitive species. Thus, the proposed project will not have any adverse impact on sensitive plants or animals and no impacts are anticipated.

Mitigation Measures: None required.

- B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?* **No Impact.**

The project site is currently occupied by existing buildings and a parking lot, and the surrounding properties are developed and do not contain any natural or protected natural plant communities or habitats. The City does not contain any Federal or State jurisdictional areas. The proposed project will not impact any *Waters of the U.S.* and no wetland resources will be affected. Thus, the proposed project will not affect any natural riparian habitats and no impacts are anticipated.

Mitigation Measures: None required.

- C. *Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 344 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* **No Impact.**

The project site is currently occupied by existing buildings and a parking lot. As indicated in the preceding sections, the proposed project's implementation will not affect any protected wetland. As a result, no wetland habitat will be disturbed by the proposed project.

Mitigation Measures: None required.

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? **No Impact.***

The animal species common to the site and the surrounding area are typical of those found in an urbanized setting. No areas in the project site function as a wildlife movement corridor. In addition, no trees will be impacted by the proposed project. The project site either contains buildings or is vacant. Vegetation that is existing will remain. Thus, no impact to local policies and programs related to resource management is expected with the project's implementation.

Mitigation Measures: None required.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? **No Impact.***

The proposed project will not result in the removal of any existing trees.⁶ Part of the project site is already landscaped. Thus, no impacts to locally designated species will occur.

Mitigation Measures: None required.

- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **No Impact.***

The site is not located within an area governed by a habitat conservation or community conservation plan. As a result, no adverse impacts on local, regional, or state habitat conservation plans will result from the proposed project's implementation. In addition, the project will not conflict with any other local, regional, or state habitat conservation plan.

Mitigation Measures: None required.

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.7 ENERGY AND MINERAL RESOURCES IMPACTS. *Would the project:*

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				×
--	--	--	--	---

⁶ United States Geological Survey. *South Gate 7 ½ Minute Quadrangle*. 1994.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				×
c) Conflict with adopted energy conservation plans?				×
d) Use non-renewable resources in a wasteful and inefficient manner?				×

Energy and Mineral Resources: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state;
- The loss of availability of a locally-imported mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan;
- A conflict with adopted energy conservation plans; or,
- The use of non-renewable resources in a wasteful and inefficient manner.

Environmental Impacts

- A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents or the state?* **No Impact.**

The project site is not included within a Significant Mineral Aggregate Resource Area, nor is it located in an area with active mineral extraction activities. The project will not be in conflict with any existing citywide energy conservation plans. As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

Mitigation Measures: None required.

- B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?* **No Impact.**

The building for the proposed banquet hall facility exists already. There will be no loss of available local mineral resources. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

Mitigation Measures: None required.

C. Would the project conflict with adopted energy conservation plans? *No Impact.*

Natural resources that may be utilized by the proposed project include air, mineral, water, sand and gravel, timber, energy, and other resources typically used in construction. The construction of the proposed project only includes the development of a parking lot. As a result, no significant adverse impacts related to the City's adopted energy conservation plan are anticipated.

Mitigation Measures: None required.

D. Would the project use non-renewable resources in a wasteful and inefficient manner? *No Impact.*

The City does not contain any mineral resource deposits that would be impacted by the proposed project. The proposed project will not involve any activities that will involve the consumption of excessive amounts energy. The proposed banquet hall facility and parking lot will not consume energy or other non-renewable resources in a wasteful manner. As a result, no significant impacts related to the consumption of natural resources will result.

Mitigation Measures: None required.

**Table 1
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			×	
b) Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				×
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				×
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				×

e) Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				×
f) Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				×
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				×
h) Expose people or structures to a significant risk of loss, injury, or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				×

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.9 NOISE IMPACTS. *Would the project result in:*

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			×	
b) Exposure of people to or generation of excessive ground-borne noise levels?			×	
c) Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			×	
d) Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		×		
e) For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				×
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				×

Noise: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance or applicable standards of other agencies;
- The exposure of people to, or the generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;
- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people residing or working in the project area to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

Environmental Impacts

- A. *Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Less Than Significant Impact.***

The majority of the ambient noise is associated with traffic on Santa Fe Avenue. The existing noise generators are vehicle traffic from trucks and autos. The proposed project would not result in any increased truck or auto noise for the project area. The proposed project would generate operational noise associated with a commercial business and parking lot. In addition noise from activities associated with banquet hall functions will be contained within the building. Operational activity would not include substantial sources of stationary noise and the proposed project would be consistent with Section 7-12.11 (Machinery, Equipment, Fans and Air Conditioning) of the Noise Ordinance.

The City has adopted a noise ordinance to support the Noise Element. The Noise Ordinance states that it is the policy of the City to prohibit unnecessary, excessive and annoying noises from all sources subject to its police power. Relevant sections of the code refer to sensitive receptor exposure, operational noise, and construction activity. Section 7-12.9 (Schools, Hospitals and Churches) of the Ordinance states that it is unlawful for any person to create any noise on any street, sidewalk or public place adjacent to any school, institution of learning or church while the same is in use or adjacent to any hospital, which noise unreasonably interferes with the workings of such institution or which disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in such streets, sidewalk or public place indicating the presence of a school, church or hospital.

The City does not have specific limitation on construction noise levels. Instead, construction noise is regulated by limiting construction activity to the less noise sensitive daytime hours. The Noise Ordinance requires construction to be limited to between 7:00 a.m. and 7:00 p.m. Monday through Saturday. Construction activity would occur within the time confines set forth within the Noise Ordinance and construction activity would not result in the exposure of sensitive receptors to noise levels in excess of standards established in the Noise Ordinance. However, construction activity would increase noise levels at sensitive receptors, including residences and without mitigation, the proposed project would result in a significant impact related to construction noise.

Mitigation Measures: None required.

- B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels? **Less Than Significant Impact.***

Certain activities are particularly sensitive to noise. These include sleeping, studying, reading, leisure, and other activities requiring relaxation or concentration. Hospitals and convalescent homes, churches, libraries, schools, and childcare facilities are also considered noise-sensitive uses. Finally, residential uses are considered to be noise-sensitive land uses. No major stationary sources are located in the immediate area. As a result, no significant adverse impacts are anticipated.

Mitigation Measures: None required.

- C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Less Than Significant Impact.***

The proposed project would not permanently increase ambient noise levels. The area is primarily industrial and commercially zoned. There is significant truck and auto traffic on Santa Fe Avenue. The proposed use will not have large trucks and the customers will be using private automobiles to access the facility. Therefore, the proposed project would result in a less-than-significant impact related to a substantial permanent (operational) increase in noise levels.

Mitigation Measures: None required.

- D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Potentially Significant Unless Mitigated.***

Noise levels associated with any future construction activities would be slightly higher than the existing ambient noise levels. However, the construction noise would subside once construction of a particular project is completed. Although construction noise represents a short-term impact on ambient noise levels, noise generated by construction equipment and construction activities can reach high levels (between 70 dBA and 90 dBA) 50 feet from the noise source. Construction equipment noise comes under the control of the EPA's Noise Control Program (Part 204 of Title 40, Code of Federal Regulations). Due to the nature of the proposed project, the mitigation measures will be imposed on the project:

Mitigation Measures: N2 Noise: Prior to the issuance of grading permits for the proposed project, the construction contractor shall demonstrate, to the satisfaction of the City of Compton, that the project complies with the following:

- All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers;
- Construction noise reduction methods such as shutting off idling equipment, installing temporary acoustic barriers around stationary construction noise sources, maximizing the distance between construction equipment staging areas and occupied residential areas, and use of electric air compressors and similar power tools, rather than diesel equipment, shall be used where feasible; During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers;
- During construction, stockpiling and vehicle staging areas shall be located as far as practical from noise sensitive receptors;
- Operate earthmoving equipment on the construction site as far away from vibration-sensitive sites as possible; and
- Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.

Monitoring: Department of Public Works
Building and Safety Department

Mitigation Measure N3: During earthwork and grading activities for the proposed project, the construction contractor shall perform vibration monitoring when trenching, shoring, or heavy equipment activities take place within 25 feet of a habitable structure. Independent monitoring should be performed to check compliance in particularly sensitive areas. The vibration monitoring shall confirm that the peak particle velocity is 0.50 inch/second or less. Should vibration levels exceed this threshold, the contractors shall modify and/or reschedule their construction activities.

Monitoring: Department of Public Works

Building and Safety Department

E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.**

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles is located in the southwestern portion of the City. The nearest airports certified for carrier operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles). The proposed project will not expose persons to noise from a public use airport. As a result, no significant aircraft noise exposure impacts will occur.

Mitigation Measures: None required.

F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.**

The Compton/Woodley Airport, a general aviation airport facility operated by the County of Los Angeles is located in the southwestern portion of the city. The nearest airports certified for carrier

operations include Long Beach Airport (8-miles), Los Angeles International Airport (13 miles), and Los Alamitos Airfield (15 miles). As a result, the proposed project will not expose persons to noise development will not be exposed to excessive aircraft noise from operations at any private airport in the area.

Mitigation Measures: None required.

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.10 PUBLIC SERVICES IMPACTS. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:*

a) Fire protection services?		×		
b) Police protection services?		×		
c) School services?				×
d) Library facilities?				×
e) Other governmental services?				×

Public Services: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to police protection services;

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to school services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to library services; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause a significant environmental impact in order to maintain acceptable service ratios, response times, or other performance objectives relative to other government services.

Environmental Impacts

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: fire protection services? **Potentially Significant Impact Unless Mitigated.***

The City of Compton Fire Department provides fire protection services in the City of Compton. The headquarters, Station 1 is located at 201 South Acacia Avenue, Station 2 is located at 1323 East Palm Street, Station 3 is located at 1133 West Rosecrans Avenue, and Station 4 is located at 950 West Walnut Street. Resources from the additional stations, as well as others operated by the Los Angeles County Fire Department, would be made available if needed. The final site plan, elevations, building floor plans, and site circulation will be reviewed by the City of Compton Fire Department to ensure that it conforms to their operational requirements.

Mitigation Measure PS 4 Public Services - Fire Protection. Prior to the issuance of grading permits and Certificate of Occupancy for the proposed project, the final site plan, elevations, building floor plans, and site circulation shall be reviewed and approved by the City's Fire Department to ensure conformity to their fire prevention and operational requirements.

Monitoring: Compton Fire Department

- B. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Police protection? **Potentially Significant Impact Unless Mitigated.***

The Los Angeles County Sheriff's Department, under contract with the City of Compton, provides law enforcement services in the City. The Los Angeles County Sheriff's Department has mutual aid agreements with all Los Angeles County law enforcement agencies for assistance. Mutual aid can be requested from one or all agencies if an emergency requires a major response. Typical calls for service in the area involve family disturbance situations, thefts, and burglaries. The proposed banquet hall project could place additional demands on law enforcement services due to the nature of the project. However, the project's potential impacts on law enforcement services are considered less

than significant with adherence to the following mitigation:

Mitigation Measure PS 5 Public Services – Police Protection. Prior to the issuance of the Final Certificate of Occupancy, the banquet hall owner shall submit a Security Plan, final site plan, elevations, building floor plans, and site circulation to be reviewed by the Los Angeles County Sheriff's Department and the Planning and Economic Development Department to ensure it conforms with crime prevention measures and operational requirements. The above mitigation will reduce the potential impacts to levels that are less than significant.

Monitoring: LA County Sheriff's Department

Planning and Economic Development Department.

- C. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: School services? **No Impact.***

The project site is located within the service area of the Compton Unified School District. The proposed project is not anticipated to affect school enrollments since it is not introducing new housing units to the project area.

Mitigation Measures: None required.

- D. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Library facilities? **No Impact.***

The project will have no impact on library services. The project is not introducing new housing units to the project area for residents to use library services. The project will not require the provision of new or altered governmental facilities.

Mitigation Measures: None required.

- E. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas: Other governmental services? **No Impact.***

The proposed project will not result in substantial adverse physical impacts in association with governmental facilities. No new governmental services will be needed to implement the proposed project.

Mitigation Measures: None required.

Table 1 Summary (Initial Study Checklist)				
Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact

8.11 UTILITIES IMPACTS. <i>Would the project:</i>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			×	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?			×	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				×
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				×
e) Result in a determination by the wastewater treatment provider which serves or may serve the project, that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				×
f) Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				×
g) Comply with federal, state, and local statutes and regulations related to solid waste?				×
h) Result in a need for new systems, or substantial alterations in power or natural gas facilities?				×
i) Result in a need for new systems, or substantial alterations in communication systems?				×

Utilities: Thresholds of Significance

According to the City of Compton, acting as Lead Agency, a project may be deemed to have a

significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with federal, state, and local statutes and regulations relative to solid waste;
- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

Supporting Documentation

Environmental Impacts

- A. *Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?* **Less than Significant Impact.**

The Sanitation Districts of Los Angeles County operates ten (10) water reclamation plants and one ocean discharge facility, the Joint Water Pollution Control Plant (JWPCP). The closest facility to the City is the JWPCP located in Carson. This wastewater treatment plant provides treatment for 350 million gallons of wastewater per day serving a population of approximately 3.5 million people. Currently, the JWPCP has a design capacity of 400 million gallons per day (mgd) and an average flow of 281 mgd. Wastewater treated at JWPCP is disinfected and sent out into the Pacific Ocean through a network of ocean outfalls that extend two miles off the coast of the Palos Verdes Peninsula at a depth of 200 feet. This ocean outfall produces a safe dilution level in excess of 100 parts seawater to one part wastewater.⁷

Based upon the proposed use, it is not anticipated that the proposed project would generate wastewater

⁷ Sanitation Districts of Los Angeles County website, <http://www.lacsd.org/about/serviceareamap.asp>, accessed on November 30, 2010.

that would exceed the level established by the Regional Water Quality Control Board. No new buildings are proposed for the project site that would create runoff. The parking lot will be covered over with an impervious surface and any excess wastewater would drain into existing gutters. The JWPCP has design capacity to treat up to 400 million gallons per day. The average gallons treated per day is 281 million gallons per day. The proposed project will not increase wastewater in excess of the JWPCP capacity. Therefore, the potential impacts are less than significant.

Mitigation Measures: None required.

- B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? **Less Than Significant Impact.***

The County Sanitation Districts maintain and operate the sewer system in the City of Compton. The project site is served by the Los Angeles County Sanitation District. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. Thus, the current and future effluent may be accommodated by the remaining capacity within the existing sewer lines. In addition, JWPCP's current capacity is at 60 percent, meaning there is still capacity with the existing facility to treat wastewater. The proposed project will not result in the construction of a new water or wastewater treatment facility or expansion of existing facility.

Mitigation Measures: None required.

- C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact***

The proposed project will not require the construction of a new storm water drainage facility or expansion of existing facility. Any storm water from the project site would drain into the existing gutters and outlets along the streets. The project site is located in an urbanized area where drainage facilities already exist. There will be no impact from the proposed project.

Mitigation Measures: None required.

- D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **No Impact.***

The proposed project is not anticipated to consume additional water on a daily basis. There are existing water lines that could accommodate water usage for the proposed use. Water usage is primarily for irrigation of landscaping, plumbing and human consumption. These activities generally have minimum impact of water usage. Current water services are provided by Compton Municipal Water District (CMWD) and imported from Metropolitan Water District (MWD). As a result, there will be no impacts on the water infrastructure.

Mitigation Measures: None required.

- E. Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **No Impact.***

The proposed project is not anticipated to generate additional wastewater on a daily basis. The project site is served by the Los Angeles County Sanitation. Sewer lines are maintained by the County Department of Public Works with sewage from the City conveyed through sewer mains into the Joint Water Pollution Control Plant (JWPCP) in Carson. No additional treatment capacity will be required as part of the proposed project's operation. As a result, the impacts on wastewater infrastructure are considered to be less than significant.

Mitigation Measures: None required.

- F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **No Impact.***

The proposed project is not anticipated to generate additional solid waste on a daily basis. The proposed project, like all other development in Compton, will be required to adhere to city and county ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent city regulations concerning trash removal and recycling. These regulations are not mitigation measures specific to CEQA; therefore, the proposed project will not have an impact on the environment.

Mitigation Measures: None required.

- G. Will the project comply with federal, state, and local statutes and regulations related to solid waste? **No Impact.***

The proposed project, like all other development in Compton, will be required to adhere to city and county ordinances related to waste reduction and recycling. The proposed project will be required to comply with all pertinent city regulations concerning trash removal and recycling. These regulations are not mitigation measures specific to CEQA. As a result, the potential impacts are considered to be less than significant.

Mitigation Measures: None required.

- H. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? **No Impact.***

The proposed project will not result in a need for new systems, or substantial alterations in power or natural gas facilities. Southern California Electricity (SCE) and Southern California Gas (SCG) provide service to the existing building currently. No additional buildings are anticipated at the project site. Thus, impacts on power and gas services will be less than significant.

Mitigation Measures: None required.

- I. Would the project result in a need for new systems, or substantial alterations in communications systems? **No Impact.***

The proposed project is located in a urbanize area. Telephone service is already provided to the existing building. No additional buildings are anticipated at the project site. Thus, no impacts on communication systems are anticipated.

Mitigation Measures: None required.

Table 1 Summary (Initial Study Checklist)				
Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact

8.12 AESTHETIC IMPACTS. *Would the project:*

a) Affect a scenic vista?				×
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				×
c) Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?			×	

Aesthetics: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;
- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or,
- A new source of substantial light and glare that would adversely affect day or nighttime views in the area.

Environmental Impacts

A. *Would the project affect a scenic vista?* **No Impact.**

No scenic highways or corridors are located in the immediate area. The project site for the building is located on Pine Street, a local street that services industrial and commercial businesses. The proposed parking lot is located off of Santa Fe Avenue. Santa Fe is an arterial street that runs north and south. Therefore, the proposed project will not obstruct any significant views or view-sheds in the area.

Mitigation Measures: None required.

- B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **No Impact.***

The project site has no historically significant features. In addition, there are no natural views in the area that would be affected by the proposed structures. The proposed project will have no impact.

Mitigation Measures: None required.

- C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? **Less Than Significant Impact.***

The proposed project is located in an urbanized area. The major sources of lighting in the vicinity of the project site include streetlights, headlight glare from vehicles, interior building lighting, and proposed lighting for the parking lot. The following mitigations is required as a means to reduce the proposed project's potential light and glare impacts:

Mitigation Measure A 6. Aesthetics: All exterior building light, security lighting and parking area lighting must be properly shielded to prevent spill over light and glare impacts on the nearby land uses.

Monitoring: Compton Building and Safety Department

Mitigation Measure A 7. (Aesthetics: Construction equipment staging areas shall be appropriately screening (i.e., temporary fencing with opaque material) to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project grading plans.

Monitoring: Compton Building and Safety Department

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.13 CULTURAL RESOURCES IMPACTS. *Would the project:*

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				×
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				×

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				×
d) Disturb any human remains, including those interred outside of formal cemeteries?				×
e) Have the potential to cause a physical change that would affect unique ethnic cultural values?				×
f) Restrict existing religious or sacred uses within the potential impact area?				×

Cultural Resources: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines;
- The direct or indirect destruction of a unique paleontological resource, site, or unique geologic feature;
- The disturbance of any human remains, including those interred outside of formal cemeteries;
- A physical change that would affect unique ethnic cultural values; or,
- The restriction of an existing religious or sacred uses within the potential impact area.

Environmental Impacts

- A. *Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines?* **No Impact.**

A review of the National Register Information System identified a single notable site in the City of Compton. The site is referred to as the Domiguez Ranch Adobe and is located at 18127 South Alameda Street.⁸ The adobe was headquarters to a rancho that included portions of Compton. The adobe is listed as a California Landmark (No. 152). A second historically significant site is designated California Historical Landmark (No. 664) and is referred to as the "Heritage House." This house was originally constructed in 1869 by A. R. Loomis and is generally considered to be the oldest house in the City. The proposed development will not impact either site. As a result, no impacts on historically significant resources will result.

⁸ The adobe is actually located in the City of Carson though the National Register lists the site as being in Compton.

Mitigation Measures: None required.

- B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? **No Impact.***

The proposed project is located in an urbanized area. The primary uses are industrial, commercial and residential. The project site started becoming urbanized as early as the 1950s. The only development proposed for the site is the construction of a parking lot. The buildings exist. The project site is not known to be historically or culturally significant to any group or individuals. Archaeological or historical resources are not expected to be found on-site. As a result, the project will not impact any known or suspected culturally significant sites.

Mitigation Measures: None required.

- C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **No Impact.***

The project site is not considered to have paleontological significance. The surrounding properties have undergone extensive ground disturbance associated with past development and excavation. The potential for paleontological resources in the area is considered low due to the extensive alluvial deposition that has occurred in the area. Furthermore, no paleontological resources have been uncovered in the area. Thus, the proposed project is not expected to disturb any paleontological resources on-site.

Mitigation Measures: None required.

- D. Would the project disturb any human remains, including those interred outside of formal cemeteries? **No Impact.***

There are no cemeteries located in the immediate area that would be affected by the proposed project. Lincoln Memorial Park is located on Central Avenue and the Angeles Mausoleum is located on Compton Boulevard several miles to the east of the project site. In addition, the project site does not contain any visible sacred structures. It is unlikely that human remains would be encountered during grading and excavation for the parking lot. As a result, the proposed project will not impact any cemeteries.

Mitigation Measures: None required.

- E. Would the project have the potential to cause a physical change that would affect unique ethnic cultural values? **No Impact.***

The project site does not represent any known historic or cultural significance to any ethnic or cultural group. The project site contains existing buildings that will remain or vacant land. The project site was not previously used for any cultural or service-related activity. No impact on ethnic cultural values is expected with the construction and operation of the proposed project.

Mitigation Measures: None required.

F. Would the project restrict existing religious or sacred uses within the potential impact area?

No Impact.

The project site does not contain any sacred structure. There are no churches that will be displaced or demolished as part of the proposed project's implementation. The proposed project will not physically impact any existing churches. As a result, no significant adverse impacts are anticipated.

Mitigation Measures: None required.

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.14 RECREATION IMPACTS. *Would the project:*

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				×
b) Affect existing recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				×

Recreation: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

Environmental Impacts

A. Would the project increase the use of existing neighborhood and regional parks or other

*recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **No Impact.***

There are no parks or recreation facilities that would be affected by the proposed project. The proposed project will not result in the creation of residential units. As a result, no impacts related to the demand on local parks and recreation facilities will occur as part of the proposed project's implementation.

Mitigation Measures: None required.

*B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? **No Impact***

The proposed project will not affect existing park facilities in the City. No parks are located adjacent to the site of the proposed project. As a result, no impact on local parks and recreation facilities will result from the proposed project's implementation. In addition, the proposed project will not result in any new housing units; therefore, no impact on existing recreational facilities will be created.

Mitigation Measures: None required.

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.15 TRANSPORTATION AND CIRCULATION IMPACTS. *Would the project:*

a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			×	
b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?			×	
c) Substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			×	
d) Result in inadequate emergency access?				×
e) Result in inadequate parking capacity?		×		

f) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				×
g) Result in waterborne or air traffic impacts?				×
h) Result in hazards or barriers for pedestrians or bicyclists?				×

Transportation and Circulation: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- An increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections);
- An increase in the level of service standard established by the County Congestion Management Agency for designated roads or highways;
- An increase in hazards due to design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Inadequate emergency access;
- Inadequate parking capacity;
- A conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks);
- Waterborne or air traffic impacts; or,
- Hazards or barriers for pedestrians or bicyclists.

Environmental Impacts

- A. *Would the project cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? **Less than Significant Impact.***

The proposed use, a banquet hall, is not expected to generate an increase in traffic that is substantial

in relation to the existing traffic load and capacity of the street system. The primary parking lot for the banquet hall is located on Santa Fe Avenue. The parking lot will identify ingress and egress by offering access points from Santa Fe Avenue. The road is considered a major highway classification⁹. This four-lane roadway has a right-of-way width of 100-feet and extends from the City's northern boundary to the Artesia Freeway. An average of 35 automobiles will use the parking lot during events in the banquet hall. This will not create a substantial increase in relation to existing vehicular traffic. In addition, most of the traffic associated with the proposed project will occur during off peak hours after 7:00 p.m. and during the weekend. Based on these activities, the proposed project will have a less than significant impact on the environment.

Mitigation Measures: None required.

- B. Would the project exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways? **Less Than Significant Impact.***

The Congestion Management Program (CMP) is a state-mandated program that was enacted by the State Legislature with the passage of Proposition 111 in 1990.¹⁰ The CMP TIA guidelines require that intersection monitoring locations must be examined if the proposed project will add 50 or more trips during either the AM or PM *weekday* peak periods. The proposed project will not add 50 or more trips during the weekday AM and PM peak hours at any of the CMP monitoring intersection locations. This is the threshold for preparing a traffic impact assessment, as stated in the CMP manual. Therefore, no further review of potential impacts to intersection monitoring locations that are part of the CMP highway system is required.

Mitigation Measures: None required.

- C. Would the project substantially increase hazards due to the design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **Less Than Significant Impact.***

There are no anticipated hazards due to the design feature or incompatible uses. The building is already exists. The proposed parking lot has not been designed to include dangerous intersections, sharp curves and obstacles obstructing views. No additional off-street improvements are proposed for the project site. Potential impacts are considered less than significant impact.

Mitigation Measures: None required.

- D. Would the project result in inadequate emergency access? **No Impact.***

The proposed project will not involve the closure of any roadway. Furthermore, the project will not impede emergency access on-site or off-site. As a result, no significant adverse impacts will result from the project's implementation.

Mitigation Measures: None required.

- E. Would the project result in inadequate parking capacity? **Potentially Significant Unless***

⁹ City of Compton 2030 General Plan.

Mitigated.

Based upon the square footage of the existing building that will be used for banquet hall functions, the banquet hall has to provide 223 parking spaces. A parking lot currently exists but it is unpaved. In order for the project to achieve its parking ratio, a Valet Parking Plan and a Reciprocal Parking Agreement have been requested through the filing of a Variance application. The parking lot onsite will be developed to accommodate up to 192 parking spaces parked by valet attendants. A conceptual Valet Parking Plan has been submitted to demonstrate how the vehicles will be parked onsite. In addition, a Reciprocal Parking Agreement has been recorded with LA County Recorder's Office to supply an additional 31 spaces with a nearby parking lot at 431 E. Oak Street. to achieve the overall parking ratio. Based of records from the property owner, the average number of automobiles is 90¹¹.

Therefore, the project will be conditioned to require the approval of the Variance to utilize the Conditional Use Permit. Variance denial will void the Conditional Use Permit. The project will also have mitigation requiring the submission of a detail valet parking plan and annual review of the proposed valet parking plan. Additionally, since an offsite parking lot is also being proposed a ten year lease agreement must be recorded on the property to guarantee the availability of the 31 offsite parking spaces. With the incorporation of mitigation measures, impacts will be mitigated to less than significant.

Mitigation Measure T 8. (Transportation) Prior to the issuance of a Final Certificate of Occupancy, a detailed Valet Parking Plan will be submitted reviewed and approved by the Planning and Economic Development Department and be annually reviewed. The CUP will be subject to revocation by the Planning Commission if the operation of valet parking causes significant safety concerns.

Monitoring T 8: Compton Planning and Economic Development Department

Mitigation Measure T 9. (Transportation) Prior the issuance of a Final Certificate of Occupancy, the applicant/operator shall provide a copy of a recorded ten year lease for 431 E. Oak Street to the Planning and Economic Development Department. The lease shall permit the establishment and use of the property for 31 parking spaces and specify that the lease cannot be terminated without providing written notification to the Planning and Economic Development Department 60 days prior to lease termination.

Monitoring T 9: Compton Planning and Economic Development Department

*F. Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? **No Impact.***

The proposed project will not conflict with adopted policies, plans, and programs supporting alternative transportation. The proposed activities for the banquet hall will happen on site. As a result, no impacts will result.

Mitigation Measures: None required.

*G. Would the project result in waterborne or air traffic impacts? **No Impact.***

The proposed project will not impact either an operational airport or port facility. The Alameda Corridor, a rail freight link between the ports and the main rail yards in south-central Los Angeles, will

¹¹ Salon Brandy Banquet Facility Parking Report

not be affected by the proposed banquet hall. Thus, no significant adverse impacts on air, rail or waterborne transportation systems are expected with the proposed project. The Compton Woodley Airport is located approximately three (3) miles southwest from the project site. The project site is not located near the Airport. The Los Angeles and Long Beach Ports are located approximately eight (8) miles south of the project area. Because of the location, there will be no impacts to port activities or any other waterborne features of the area.

Mitigation Measures: None required.

*H Would the project result in hazards or barriers for pedestrians or bicyclists? **No Impact.***

The proposed project will not adversely impact surrounding public roads or sidewalks. No bike lanes are located in the area. The existing sidewalks surrounding the project site will not be adversely impacted by the project. As a result, no impacts will result.

Mitigation Measures: None required.

Table 1
Summary (Initial Study Checklist)

Environmental Issues Area Examined	Potentially Significant Impact	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
------------------------------------	--------------------------------	--	------------------------------	-----------

8.16 Greenhouse Gas Emissions. *Would the project:*

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				×
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				×

Greenhouse Gas Emissions: Thresholds of Significance

According to the City of Compton, acting as lead agency, a project will normally have a significant adverse impact on Greenhouse Gas Emissions if it results in any of the following:

- Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?
- Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. A significant impact would occur if the proposed project would generate greenhouse gas emissions (GHG), either directly or indirectly, that may have a significant impact on the environment. GHG emissions refer to a group of emissions that are generally assumed to affect global climate conditions. The greenhouse effect compares the Earth and the atmosphere surrounding it to a greenhouse with glass panes. The glass panes in a greenhouse let heat from sunlight in and reduce the amount of heat that escapes. GHGs, such as carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O), keep the average surface temperature of the Earth close to 60 degrees Fahrenheit. Of all the GHGs, CO₂ is the most abundant pollutant that contributes to climate change through fossil fuel combustion. Other GHGs are less abundant but have higher global warming potential than CO₂. To account for this higher potential, emissions of other GHGs are frequently expressed in the equivalent mass of CO₂, denoted as CO₂e.

Thresholds of Significance

The SCAQMD has adopted GHG significance thresholds for projects where the SCAQMD is lead agency but not for general development. Therefore, the significance threshold is based on the methodologies recommended by the California Air Pollution Control Officers Association (CAPCOA) CEQA and Climate Change white paper. CAPCOA conducted an analysis of various approaches and significance thresholds, ranging from a zero threshold (all projects are cumulatively considerable) to a high of 40,000 to 50,000 metric tons of CO₂e per year. For example, an approach assuming a zero threshold and compliance with AB 32 2020 targets would require all discretionary projects to achieve a 33 percent reduction from projected “business-as-usual” emissions to be considered less than significant. A zero threshold approach could be considered on the basis that climate change is a global phenomenon, and not controlling small source emissions would potentially neglect a major portion of the GHG inventory. However, the CEQA Guidelines also recognize that there may be a point where a project’s contribution, although above zero, would not be a considerable contribution to the cumulative impact (CEQA Guidelines, Section 15130 (a)). Therefore, a threshold of greater than zero is considered more appropriate for the analysis of GHG emissions under CEQA.

Another method would use a quantitative threshold of greater than 900 metric tons CO₂e per year based on a market capture approach that requires mitigation for greater than 90 percent of likely future discretionary development. This threshold would generally correspond to office projects of approximately 35,000 square feet, retail projects of approximately 11,000 square feet, or supermarket space of approximately 6,300 square feet. Another potential threshold would be the 10,000 metric tons standard used by the Market Advisory Committee for inclusion in a GHG Cap and Trade System in California. A 10,000 metric ton significance threshold would correspond to the GHG emissions of approximately 550 residential units, 400,000 square feet of office space, 120,000 square feet of retail, and 70,000 square feet of supermarket space. This threshold would capture roughly half of new residential or commercial development. The basic concepts for the various approaches suggested by CAPCOA are used herein to determine whether or not the proposed project’s GHG emissions are “cumulatively considerable.”

The most conservative (i.e., lowest) thresholds, suggested by CAPCOA, would not be appropriate for the proposed project given that it is located in a community that is highly urbanized. Similarly, the 900-ton threshold was also determined to be too conservative for general development in the South Coast Air Basin. Consequently, the threshold of 10,000 metric tons CO₂e is used as a quantitative benchmark for significance. A project’s contribution to cumulative impacts to global climate change is considered cumulatively considerable if the proposed project would generate 10,000 metric tons CO₂e per year.

Greenhouse Gas Emissions

The Project does not propose uses that typically increase automobile traffic. To the contrary, implementation of the Project would encourage the use of alternative forms of transportation, including

walking, and biking. In addition, the proposed project would not include stationary sources of GHG emissions (e.g., mechanical equipment). GHG emissions would result from construction activity. Based on SCAQMD guidance, construction GHG emissions amortized over a 30-year span to obtain annual emissions. URBMEIS2007 indicated that one year of construction activity utilizing the worst-case assumption would generate approximately 1,298 metric tons per year of GHG emissions. This would be less than the 10,000-metric-ton significance threshold. Therefore, the proposed project would result in a less-than-significant impact related to GHG emissions.

Mitigation Measures: None required.

B. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. A significant impact would occur if the proposed project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. In response to incomplete scientific and growing political concern with global climate change, California has recently adopted a series of laws to reduce emissions of GHGs into the atmosphere. In September 2002, Assembly Bill (AB) 1493 was enacted, requiring the development and adoption of regulations to achieve “the maximum feasible reduction of greenhouse gases” emitted by noncommercial passenger vehicles, light-duty trucks, and other vehicles used primarily for personal transportation in the State. California Governor Arnold Schwarzenegger announced, on June 1, 2005, through Executive Order S-3-05, the following GHG emission reduction targets: by 2010, reduce GHG emissions to 2000 levels; by 2020, reduce GHG emissions to 1990 levels; and by 2050, reduce GHG emissions to 80 percent below 1990 levels.

The Secretary of the California Environmental Protection Agency created the Climate Action Team (CAT), which, in March 2006, published the Climate Action Team Report to Governor Schwarzenegger and the Legislature (2006 CAT Report). The 2006 CAT Report identifies a recommended list of strategies that the State could pursue to reduce climate change GHG emissions. These are strategies that could be implemented by various State agencies to ensure that the Governor’s targets are met and can be met with existing authority of the State agencies.

In September 2006, Governor Schwarzenegger signed the California Global Warming Solutions Act of 2006, also known as AB 32, into law. AB 32 focuses on reducing GHG emissions in California, and requires the CARB to adopt rules and regulations that would achieve greenhouse gas emissions equivalent to statewide levels in 1990 by 2020. To achieve this goal, AB 32 mandates that the CARB establish a quantified emissions cap, institute a schedule to meet the cap, implement regulations to reduce statewide GHG emissions from stationary sources, and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved. Because the intent of AB 32 is to limit 2020 emissions to the equivalent of 1990, and the present year (2010) is near the midpoint of this timeframe, it is expected that the regulations would affect many existing sources of GHG emissions and not just new general development projects. Senate Bill (SB) 1368, a companion bill to AB 32, requires the California Public Utilities Commission and the California Energy Commission to establish GHG emission performance standards for the generation of electricity.

These standards will also apply to power that is generated outside of California and imported into the State. AB 32 charges the CARB with the responsibility to monitor and regulate sources of GHG emissions in order to reduce those emissions. On June 1, 2007, the CARB adopted three discrete early action measures to reduce GHG emissions. These measures involved complying with a low carbon fuel standard, reducing refrigerant loss from motor vehicle air conditioning maintenance, and increasing methane capture from landfills. On October 25, 2007, the CARB tripled the set of previously approved early action measures. The approved measures include improving truck efficiency (i.e., reducing aerodynamic drag), electrifying port equipment, reducing perfluorocarbons from the semiconductor

industry, reducing propellants in consumer products, promoting proper tire inflation in vehicles, and reducing sulfur hexafluoride emission from the non-electricity sector. The CARB has determined that the total statewide aggregated greenhouse gas 1990 emissions level and 2020 emissions limit is 427 million metric tons of CO₂e. The 2020 target reductions are currently estimated to be 174 million metric tons of CO₂e.

The CARB AB 32 Scoping Plan contains the main strategies to achieve the 2020 emissions cap. The Scoping Plan was developed by the CARB with input from the Climate Action Team and proposes a comprehensive set of actions designed to reduce overall carbon emissions in California, improve the environment, reduce oil dependency, diversify energy sources, and enhance public health while creating new jobs and improving the State economy. The GHG reduction strategies contained in the Scoping Plan include direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, and market-based mechanisms such as a cap-and-trade system. The Scoping Plan contains broad emission reduction measures that do not generally apply on a project level. However, the Scoping Plan does include a measure that requires the development of regional transportation-related GHG targets. The Scoping Plan further states that regions should work to integrate development patterns and transportation network in a way that reduces GHG emissions while meeting regional planning objectives.

The California Attorney General has prepared a fact sheet listing various mitigation measures that local agencies may consider to offset or reduce global warming impacts and ensure compliance with AB 32. As appropriate, the measures can be included as design features of a project, required as changes to the project, or imposed as mitigation (whether undertaken directly by the proposed project proponent or funded by mitigation fees). Relevant mitigation measures include:

- Preserve and create open space and parks. Preserve existing trees, and plant replacement trees at a set ratio;
- Include pedestrian and bicycle facilities within projects and ensure that existing non-motorized routes are maintained and enhanced;
- Promote “least polluting” ways to connect people and goods to their destinations; and
- Connect parks and open space through shared pedestrian/bike paths and trails to encourage walking and bicycling. Create bicycle lanes and walking paths directed to the location of schools, parks and other destination points.

The purpose of the Project is to reuse an existing warehouse building for entertainment purposes. The project will convert an industrial building open for 10 hours a day five days a week to a business that operates for eight hours a day two or three days a week. The proposed project would also eliminate the need for regular large diesel trucks deliveries and not substantially increase automobile trips. Based on this discussion, the proposed project would be consistent with GHG reduction plans. Therefore, the proposed project would result in a less-than-significant impact related to conflicting with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation Measures: None required

9. References

City of Compton Zoning Ordinance

City of Compton Aerial Photographs

City of Compton General Plan Vision 2010

City of Compton General Plan 2030

California Department of Finance, *Population and Housing Estimates for California Cities*, January 2008

California Division of Mines and Geology, *Seismic Hazards Mapping Program*, 1999.

California Department of Parks and Recreation, *California Historical Landmarks*, 1990.

California Office of Planning and Research, *California Environmental Quality Act and the CEQA Guidelines*, 1995.

Federal Emergency Management Agency, *Flood Insurance Rate Map*, 1998.

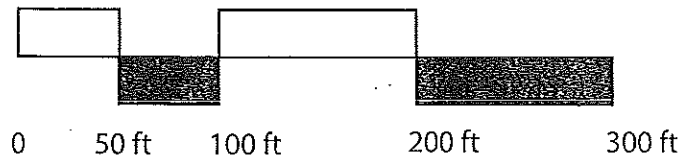
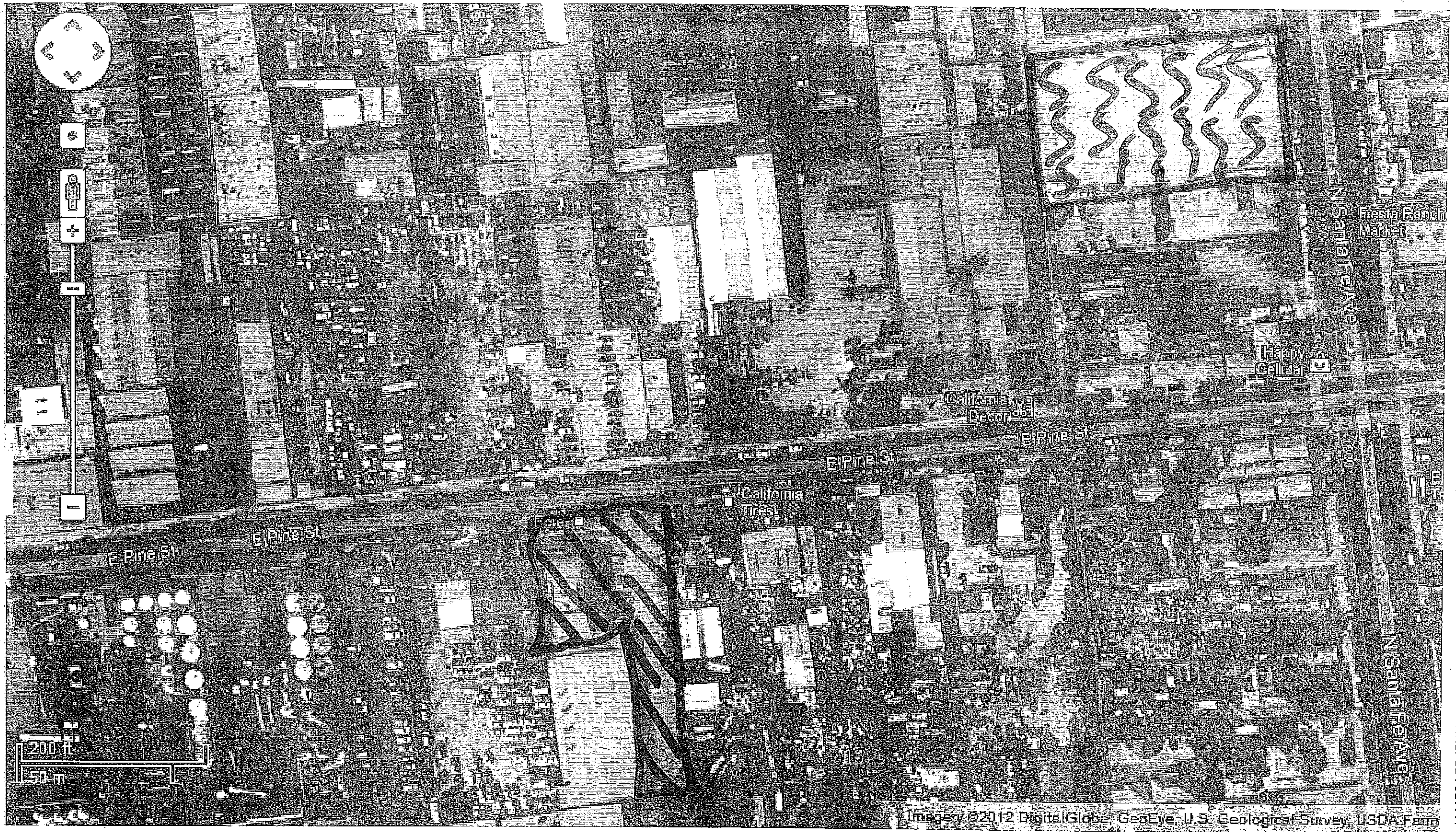
Southern California Association of Governments, *Population, Housing and Employment Projections*, 1991.

South Coast Air Quality Management District, *CEQA Air Quality Handbook*, 2000.

South Coast Air Quality Management District, *Air Quality Management Plan*, 1997.

U.S. Geological Survey, *Evaluating Earthquake Hazards in the Los Angeles Region - An Earth Science Perspective*, USGS Professional Paper 1380, 1985.





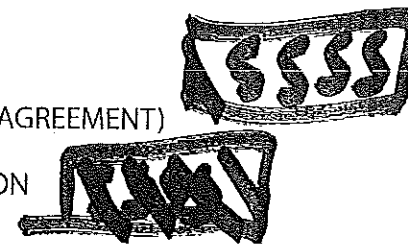
KEY:



541 E. PINE ST

EME, INC. (RECIPROCAL PARKING AGREEMENT)

PROPOSED PARKING LOT LOCATION



SITE MAP

CODE INFORMATION

SITE/BUILDING DESCRIPTION

ZONING DISTRICT: M-L, M-H, C-M
PARCEL NUMBER: 1. 6189-028-010
2. 6189-028-012
3. 6189-028-017
4. 6189-028-018
5. 6189-028-021

GROSS SITE AREA: BUILDING SITE = 43,560 SQ. FT.
BUILDING USE: ASSEMBLY, STORAGE
SPRINKLER COVERAGE: FULLY SPRINKLED
BUILDING SETBACKS: FRONT: 20' SETBACK
STREET SIDE: 20' SETBACK
REAR: NO REAR YARD SETBACK
SIDE: NO SIDE YARD SETBACK

BUILDING CODES

BUILDING CODE: 2010 CALIFORNIA BUILDING CODE
ELECTRICAL CODE: 2010 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE: 2010 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: 2010 CALIFORNIA PLUMBING CODE
FIRE PREVENTION CODE: 2010 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE: 2010 CALIFORNIA BUILDING CODE
ENERGY CODE: 2010 CALIFORNIA ENERGY CODE

BUILDING CLASSIFICATIONS

USE GROUP:

CONSTRUCTION TYPE:

BUILDING HEIGHT AND AREA

MAXIMUM ALLOWABLE BUILDING HEIGHT: 75'
ACTUAL BUILDING HEIGHT: 29' 4 1/2"

TOTAL BUILDING GROSS FLOOR AREA: 25,181.99 SQ. FT.

OCCUPANT LOADING

MAX FLOOR AREA ALLOWANCES PER OCCUPANT (PER CBC TABLE 1004.1.1)
ASSEMBLY: 15 S.F. / OCCUPANT
UNCONCENTRATED = 8 S.F. / OCCUPANT
DANCE FLOOR =

BUILDING OCCUPANCY BREAKDOWN

BRANDY SALON:
ASSEMBLY UNCONCENTRATED = 3302.37 SQ. FT. / 15 = 220 OCCUPANTS
DANCE FLOOR = 670 SQ. FT. / 5 = 135 OCCUPANTS
TOTAL = 355 OCCUPANTS
BONUS ROOM:
ASSEMBLY UNCONCENTRATED = 2596.14 SQ. FT. / 15 = 173 OCCUPANTS
CALIFORNIA SALON:
ASSEMBLY UNCONCENTRATED = 3217.36 SQ. FT. / 15 = 215 OCCUPANTS
DANCE FLOOR = 625 SQ. FT. / 5 = 125 OCCUPANTS
TOTAL = 668 OCCUPANTS

EXIT CAPACITY PROVIDED:

EXITS REQUIRED (PER CBC TABLE 1010.1): 4 EXITS
EXITS PROVIDED: 5 EXITS
EXIT CAPACITY REQUIRED FOR MAIN BUILDING:
(MIN. EGRESS WIDTH REQUIREMENT - PER CBC TABLE 1005.1)
EXIT CAPACITY PROVIDED: 60 X 4 = 240
60 X 5 = 300

PLUMBING FIXTURE REQUIREMENTS:

OCCUPANT LOAD FACTOR (CFC-TABLE A):
RETAIL: 1
WAREHOUSE: 1

LAVATORY (EACH SEX)	QUANTITY REQUIRED	QUANTITY PROVIDED
(PER CBC TABLE 4-1)		
FIXTURE	4	4
W.C. MALE	3	6
W.C. FEMALE	11	14
DRINKING FOUNTAIN	NA	NA
SERVICE SINK		
TRAVEL DISTANCE TO RESTROOM:		

DEFERRED SUBMITTALS

PHOTOMETRIC PLAN
GRADING PLAN
STRUCTURAL CALCULATIONS (IF REQUIRED)
FIRE ALARM SYSTEM (CURRENTLY UNDER REVIEW)
PROPERTY LOT LINE ADJUSTMENT APPLICATION (PER BUILDING DEPARTMENT)

SITE VICINITY MAP



OWNER

JAMES LEE JENKINS

541 E. PINE STREET
COMPTON, CA

(310) 603 - 8986

ARCHITECT/ENGINEER

studio
n
e
d
e
s
i
g
n
s

100 PROJECT 3000 010 010 010 010 010 010 010 010 010

GENERAL PROJECT NOTES

THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY TO BE THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE AMPLIFIED OR UNDEFINED.

SCOPE OF WORK:

PHASE 1 EXISTING:

- 34,570.88 square foot of 4" Asphaltic Concrete (See details page for more info)
- 107 striped parking stalls (Compact, Standard and ADA)
- Striping of directional arrows
- Twenty-one (21) 12" x 12" foot trees
- Eleven (11) Light Poles at twenty (20) feet high to top fixture
- 5,066.59 square feet of new landscaping
- Eighteen (18) inch wide gutter along the landscaped area to direct water runoff
- Culvert Recharger to store stormwater (See details page for more info)
- A 12' wide by 206' 4 1/2" long walkway
- A 5' wide pedestrian striped walkway across the alley way to the banquet facility
- Remove and replace both curbs (Facing Santa Fe Avenue). Curbs shall be installed in a new location

PHASE 2 EXISTING:

- All wood framed facades or CMU block walls that are visible from the public right of way, shall receive stucco (to match existing) as long as it does not create a structural hazard.
- A new 72" x 78" exit door at California Salon.
- A new 6' x 8' x 6' high CMU brick enclosure with a metal gate.
- Paint all corrugated metal walls to match the existing stucco color.
- Paint all window trim per approved trim color.
- Paint all posts per approved trim color.

WALL LEGEND

NEW WALL
EXISTING WALL
BLOCK WALL

LEGEND

DETAIL TITLE
SHEET NUMBER
DETAIL ID. NUMBER
DETAIL TITLE
SCALE
DRAWING SCALE

SECTION
SECTION ID. NUMBER
SHEET WHERE SECTION IS LOCATED
AREA TO BE ENLARGED

DETAIL (ENLARGED PLAN)
DETAIL ID. NUMBER
SHEET WHERE DETAIL IS LOCATED

ELEVATION
ELEVATION ID. NUMBER
SHEET WHERE ELEVATION IS LOCATED

PARTITION TYPE
PARTITION ID. NUMBER
REFER TO SHEET A1.1

ELEVATION HEIGHT
ELEVATION HEIGHT
REFERENCE POINT

CEILING HEIGHT
CEILING HEIGHT ABOVE FINISHED FLOOR

WINDOW
WINDOW NUMBER DESIGNATION

FINISHES
FINISH DESIGNATION
COMMENTS, IF APPLICABLE

KEYED NOTES
KEYED NOTE DESIGNATION ON APPLICABLE SHEET

REVISIONS
REVISION DESIGNATION
REVISED AREA CLOUDED

ROOM TAG
ROOM NAME
ROOM NUMBER

DOOR TAG
DOOR NUMBER

COLUMN LINE TAG
COLUMN LINE NUMBER

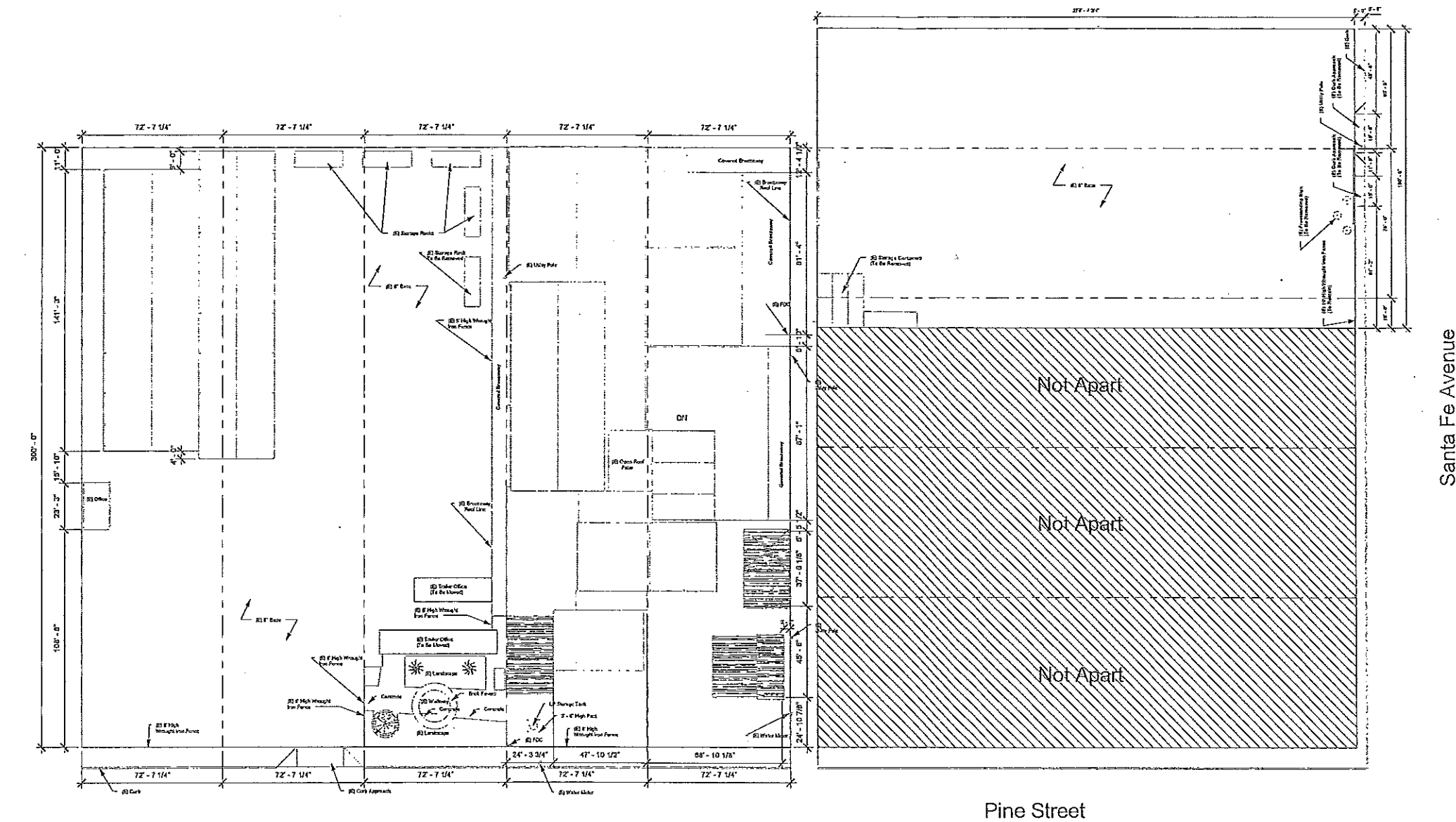
ISSUE DATES

REVISION HISTORY

PROJECT NUMBER

T1.1

BRANDY AND CALIFORNIA SALON 541 E. PINE STREET COMPTON, CA PINE AND SANTA FE



① Existing Site Plan
1" = 30'-0"

studio
n
e
designs

APPROVAL STAMPS

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

James Lee Jenkins
(310) 603 - 8986

541 E. Pine St.
Compton, CA

Legal Description:
BELLE VERNON ACRES
LOT: 36
BLOCK: 7

PARCELS APART OF
PROJECT:

1. 6169-028-010
2. 6169-028-012
3. 6169-028-017
4. 6169-028-018
5. 6169-028-021

Phase of 2

Project number: D11-00101
Date: 12/7/2011
Drawn by: JGV
Checked by: City of Compton

A 1.1

Scale: 1" = 30'-0"

3/12/2012 12:06:04 PM

#6

APPROVAL STAMPS

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

James Lee Jenkins
(310) 603 - 8986

541 E. Pine St.
Compton, CA

Legal Description:
BELLE VERNON ACRES
LOT: 36
BLOCK: 7

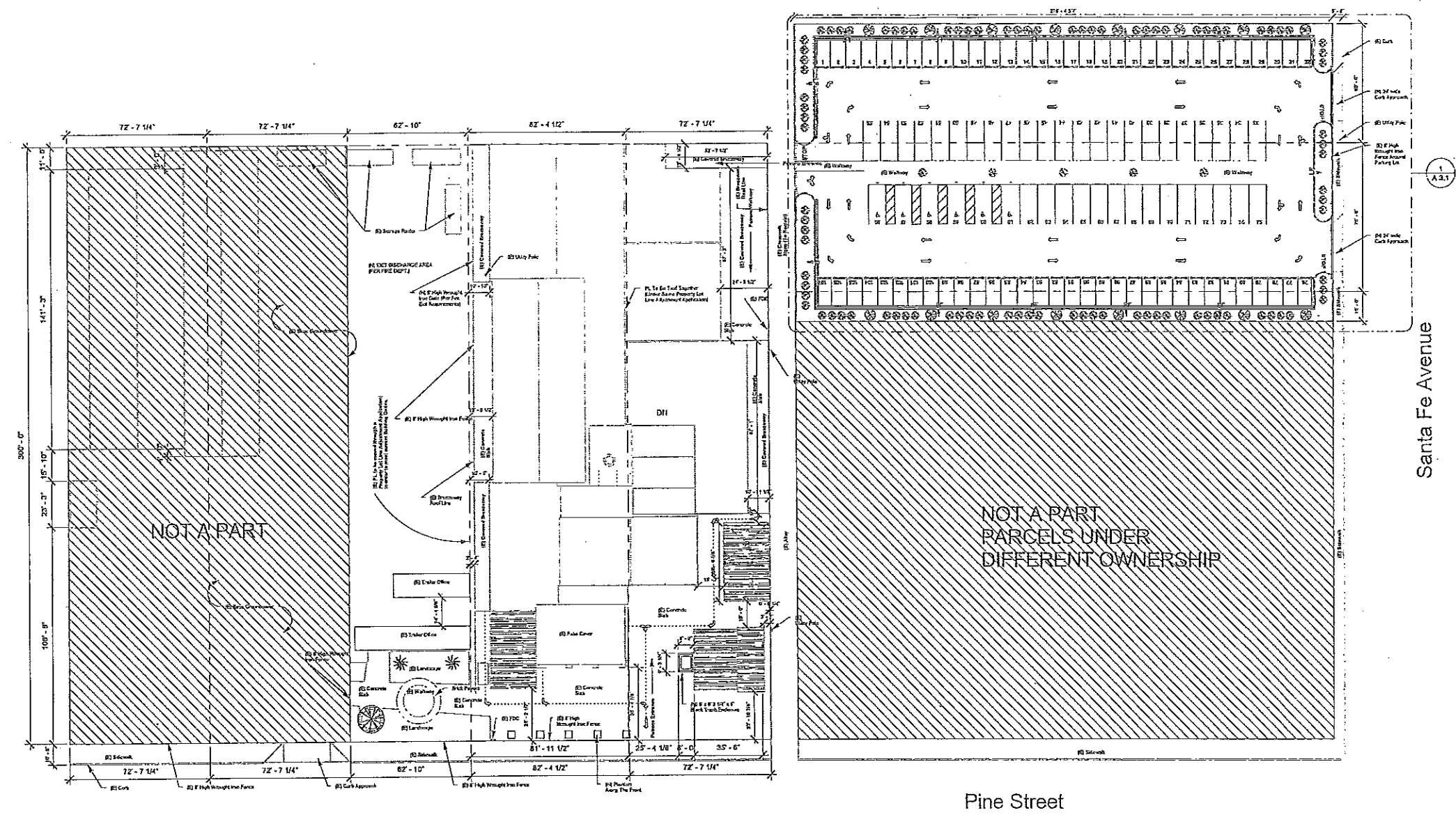
PARCELS APART OF
PROJECT:

- 6169-028-010
- 6169-028-012
- 6169-028-017
- 6169-028-018
- 6169-028-021

Phase of 2
Project number D11-00101
Date 12/1/2011
Drawn by JGV
Checked by City of Compton

A 1.2

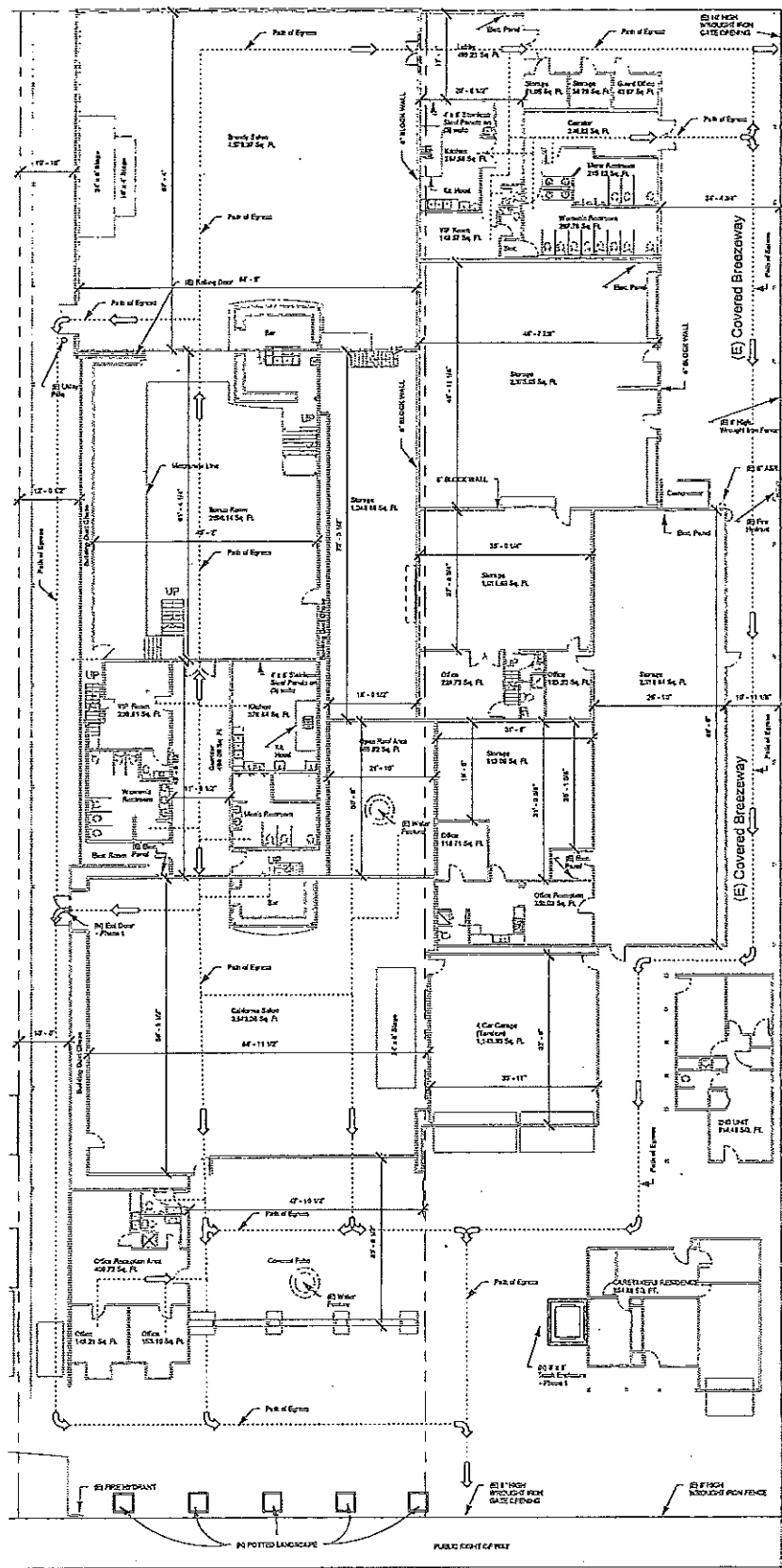
Scale 1" = 30'-0"



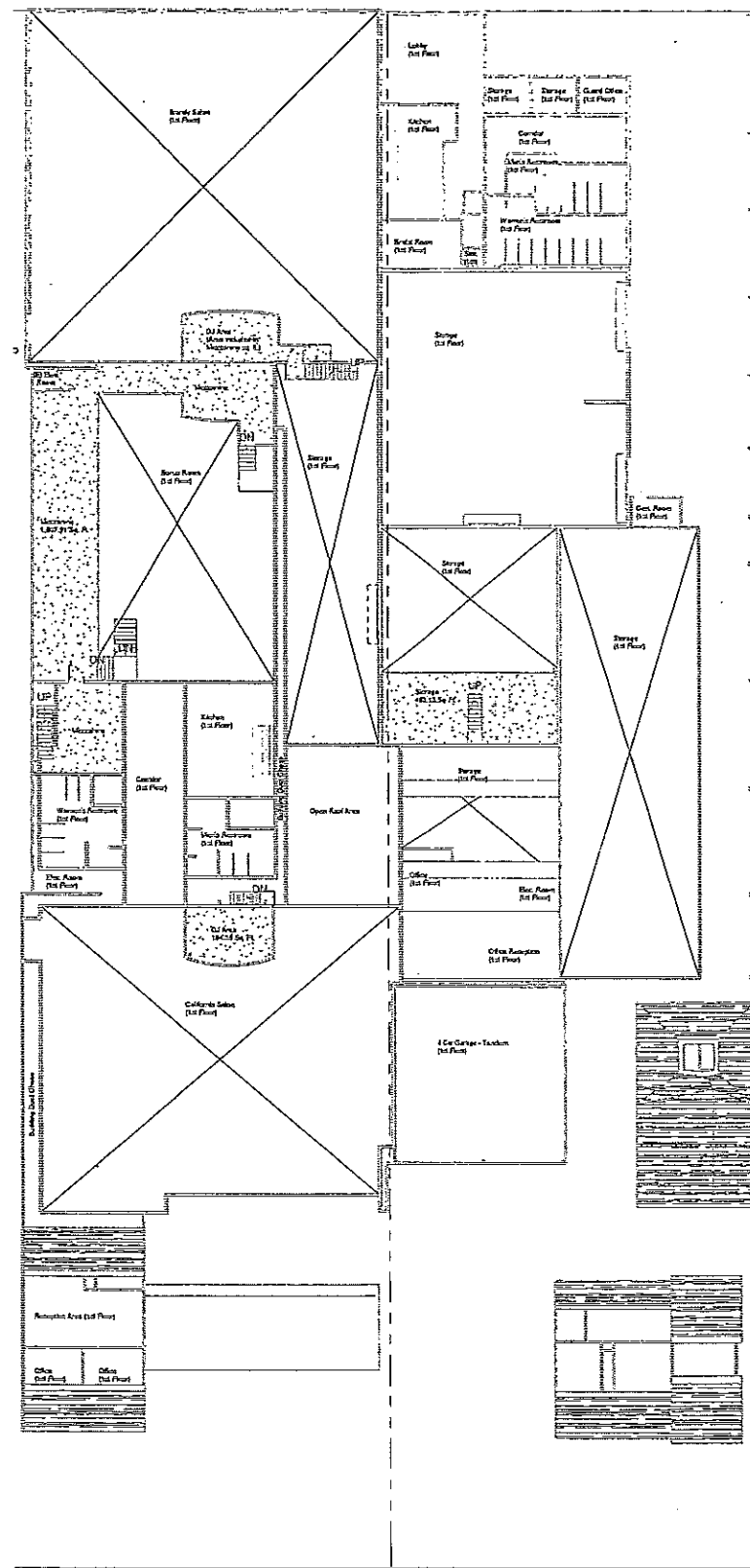
1 Proposed Site Plan
1" = 30'-0"

NOTES:

- NO DATA OR EASEMENTS WERE RECORDED ON L.A. COUNTY'S PUBLIC WORKS DATABASE.
 - NO NEW FENCING SHALL BE PROVIDED AROUND THE SUBJECT PROPERTIES.
 - (N) LANDSCAPING POTS SHALL BE LOCATED IN FRONT OF THE OFFICE, PATIO COVER AND CARETAKER RESIDENCE.
- A PROPERTY LOT LINE ADJUSTMENT APPLICATION SHALL BE APPLIED FOR TO MOVE THE WEST PROPERTY LINE TO ACCOMMODATE THE EGRESS REQUIREMENTS (PER BUILDING DEPARTMENT). APPLICATION WILL BE FILED AFTER CUP IS APPROVED.



① Floor Plan Level 1
1/16" = 1'-0"



② Mezzanine Level
1/16" = 1'-0"

PROJECT DATA:

SQUARE FOOTAGE CALCULATIONS:

ASSEMBLY AREA(S):

- BRANDY SALON = 4,578.37 Sq. Ft.
- CALIFORNIA SALON = 3,842.36 Sq. Ft.
- OPTIONAL BONUS ROOM = 2,695.14 Sq. Ft.

STORAGE AREA(S):

- STORAGE = 8,032.99 Sq. Ft.
- BUILDING DUCT CHASE = 780.94 Sq. Ft.

OFFICE AREA(S):

- OFFICES = 1,470.67 Sq. Ft.

GENERAL RETAIL AND SERVICE AREA(S):

- KITCHEN, CORRIDOR(S), LOBBY, ETC. = 2,290.18 Sq. Ft.

RESIDENTIAL UNIT(S):

- CARETAKERS UNIT = 854.88 Sq. Ft.
- 2ND RESIDENTIAL UNIT = 614.46 Sq. Ft.

TOTAL SQUARE FOOTAGE = 25,160.99 Sq. Ft.

LOT SIZE = 43,560 Sq. Ft.

LOT COVERAGE: 25,160.99 Sq. Ft. / 43,560 Sq. Ft. = .58

OCCUPANT LOAD BASED ON TABLE 1004.1.1 OF THE CBC 2010:

- BRANDY SALON:
ASSEMBLY UNCONCENTRATED = 3902.37 SF / 15 = 260 OCCUPANTS
DANCE FLOOR = 676 SF / 5 = 135 OCCUPANTS
TOTAL = 395 OCCUPANTS
- BONUS ROOM:
ASSEMBLY UNCONCENTRATED = 2695.14 SF / 15 = 180 OCCUPANTS
- CALIFORNIA SALON:
ASSEMBLY UNCONCENTRATED = 3217.36 SF / 15 = 215 OCCUPANTS
DANCE FLOOR = 625 SF / 5 = 125 OCCUPANTS
TOTAL = 340 OCCUPANTS

NOTES:

ALL STRUCTURES ARE EXISTING.

Storage areas are used for

The Bar areas do not serve alcohol; they are used in conjunction with the catering service.

The Patio Cover area is used to receive and greet people when they arrive. There is a water feature and outdoor furniture. During the events, the patrons use the area to cool down; there is no dancing or any other activities in this area.

The open roof area is used for the patrons to cool down during the event; there is no dancing or any other activities in this area. Additionally, there is a water feature but NO outdoor furniture in this area.

The kitchen's main use is to allow the catering company to warm and serve meals.

The VIP room is an area provided for the Quinceanera or Bride and or Groom to prepare themselves prior to their events. Additionally, it is used as an area for relatives and or close friends to congratulate the Quinceanera and or Bride and Groom.

The restrooms are to be used by the occupants of each assembly area.

The Garage parking is used for employees to park during events.

The Main Office area is open during all events. All onsite security is managed from this office with a high end security surveillance system.

All Combustible Materials shall be removed from the Mezzanine Storage Area, above the V.I.P. Room and Bonus Room, to conform with Fire Departments' requirements.

studio
n
e
designs

Approval Stamps

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

James Lee Jenkins

(310) 603 - 8986

541 E. Pine St.
Compton, CA

Legal Description:

BELLE VERNON ACRES
LOT: 36
BLOCK: 7

PARCELS APART OF PROJECT:

- 6169-028-010
- 6169-028-012
- 6169-028-017
- 6169-028-018
- 6169-028-021

Phase 1 of 2

Project number D11-00101

Date 12/7/2011

Drawn by JGV

Checked by City of Compton

A 2.1

Scale 1/16" = 1'-0"

3/12/2013 11:55:11 AM

#6

STORM WATER POLLUTION PLAN NOTES (A)

1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEETFLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
3. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
5. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
6. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

STRIPING NOTES

ALL SIGNING AND STRIPING WORK SHALL CONFORM TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD PLANS, THE LATEST EDITION THE CITY/COUNTY STANDARDS AND THESE NOTES.

THE DETAILS REFERRED TO ON THIS PLAN ARE THOSE AS SHOWN IN THE CALIFORNIA M.U.T.C.D.

THE LIMITS AND LAYOUT OF THE STRIPING SHALL BE PRELINED BY THE CONTRACTOR WITH SUPERVISION OF THE CITY ENGINEER (PUBLIC WORKS DIVISION) INCLUDING "NO PARKING" ZONES.

CONTRACTOR SHALL "CAT-TRACK" ALL TRAFFIC STRIPES AND LANE LINES AND OBTAIN APPROVAL FROM THE CITY ENGINEER BEFORE APPLYING THERMOPLASTIC OR PAVEMENT MARKERS.

ON-SITE STRIPING, SIGNAGE AND LIGHTING PER DESIGNER'S PLANS.

STORM WATER POLLUTION PLAN NOTES (B)

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT ESC64 - (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTOR).

CA001 - DEWATERING OPERATIONS
CA002 - PAVING OPERATIONS
CA010 - MATERIAL DELIVERY & STORAGE
CA011 - MATERIAL USE
CA012 - SPILL PREVENTION & CONTROL
CA020 - SOLID WASTE MANAGEMENT
CA021 - HAZARDOUS WASTE MANAGEMENT
CA022 - CONTAMINATED SOIL MANAGEMENT
CA023 - CONCRETE WASTE MANAGEMENT
CA030 - VEHICLE & EQUIPMENT CLEANING
CA033 - STRUCTURE CONSTRUCTION & PAINTING
CA031 - VEHICLE & EQUIPMENT FUELING
CA032 - VEHICLE & EQUIPMENT MAINTENANCE
CA040 - EMPLOYEE/SUBCONTRACTOR TRAINING
ESC01 - SCHEDULING
ESC10 - SEEDING & PLANTING
ESC11 - MULCHING
ESC20 - GEOTEXTILES & MATS
ESC21 - DUST CONTROLS

ESC22 - TEMPORARY STREAM CROSSING
ESC23 - CONSTRUCTION ROAD STABILIZATION
ESC24 - STABILIZED CONSTRUCTION ENTRANCE
ESC30 - EARTH DIKE
ESC31 - TEMPORARY DRAINS & SWALES
ESC32 - SLOPE DRAIN
ESC40 - OUTLET PROTECTION
ESC41 - CHECK DAMS
ESC42 - SLOPE ROUGHENING/TERRACING
ESC60 - SILT FENCE
ESC61 - STRAW BALE BARRIERS
ESC62 - SAND BAG BARRIERS
ESC63 - BRUSH OR ROCK FILTER
ESC64 - STORM DRAIN INLET PROTECTION
ESC65 - SEDIMENT TRAP
ESC66 - SEDIMENT BASIN
ESC02 - PRESERVATION OF EXISTING VEGETATION

GOVERNING CODES:

ALL WORK SHALL COMPLY WITH THE FOLLOWING CODES:

- CALIFORNIA BUILDING CODE 2010
- CALIFORNIA ELECTRICAL CODE 2010
- CALIFORNIA PLUMBING CODE 2010
- CALIFORNIA MECHANICAL CODE 2010
- CALIFORNIA ENERGY CODE 2008
- CITY OF COMPTON MUNICIPAL CODE

LANDSCAPING NOTES:

- 24" BOX TREE: (21) "PRUNUS ILICIFOLIA"
- GRASS ORNAMENTATION: FESTUCA GLAUCA
- GRASS ORNAMENTATION: PHALARIS ARUNDINACEA PICTA
- GROUND COVER: WOOD BARK

SITE DATA

ZONE: Commercial Manufacturing (C-M) and Manufacturing Limited (M-L)
LAND AREA: 41,458.76 Sq. Ft.

PARKING RATIO REQUIRED:
BANQUET HALLS, RENTAL HALLS: 1 STALL / 50 Sq. Ft.

BRANDY SALON: 4,578.37 Sq. Ft. / 50 = 92 STALLS
Current Occupancy Load = 460

CALIFORNIA SALON: 3,842.36 Sq. Ft. / 50 = 77 STALLS
Current Occupancy Load = 385

OPTIONAL BONUS ROOM: 2,696.14 Sq. Ft. / 50 = 54 STALLS
Current Occupancy Load = 270

REQUIRED = 223 STALLS
*Required without Optional Bonus Room = 169 STALLS

PROVIDED THROUGH SHARED AND VALET SERVICES = 223 STALLS

ACCESSORY DWELLING UNITS: 1 OPEN SPACE / UNIT

CARETAKERS RESIDENCE: 1 STALL REQUIRED
2ND RESIDENTIAL UNIT: 1 STALL REQUIRED

REQUIRED: 2 STALLS
PROVIDED: 5 STALLS

GENERAL INDUSTRIAL: 1 SPACE / 650 SQ. FT.

STORAGE: 8,032.99 Sq. Ft. / 850 Sq. Ft. = 9 STALLS
BUILDING DUCT CHASE: 780.94 Sq. Ft. = 1 STALL

REQUIRED: 10 STALLS
PROVIDED: 10 STALLS

OFFICE: 1 SPACE / 250 SQ. FT. (IF MORE THAN 20% OF GROSS FLOOR AREA)

STORAGE + DUCT CHASE = 8,813.93 Sq. Ft. / 20% = 1,762.79 Sq. Ft.
OFFICES = 1,470.67 Sq. Ft. IS LESS THAN 1,762.79 Sq. Ft.

REQUIRED: 0 STALLS
PROVIDED: 0 STALLS

GENERAL RETAIL, SERVICE AND OFFICE: 1 SPACE / 250 SQ. FT.

KITCHEN, CORRIDOR(S), LOBBY, ETC. = 2,290.18 Sq. Ft. / 250 = 9 Spaces

REQUIRED: 9 SPACES
PROVIDED: 9 SPACES

PARKING COUNT PHASE 1

STANDARD: 40
COMPACT: 64
HANDICAP: 6

TOTAL PARKING STALLS REQUIRED = 244 STALLS
TOTAL ADA PARKING STALLS REQUIRED = 6 STALLS

TOTAL PROVIDED IN PHASE 1 = 107 STALLS
TOTAL PROVIDED IN SHARED PARKING = 64 STALLS
TOTAL TO BE PROVIDED IN VALET SERVICES = 192 STALLS
TOTAL PROVIDED THROUGH SHARED AND VALET SERVICES = 256 SPACES

LANDSCAPE AREA
REQUIRED: 10% (4,146 Sq. Ft.)
PROVIDED: 12.20% (5,058.99 Sq. Ft.)

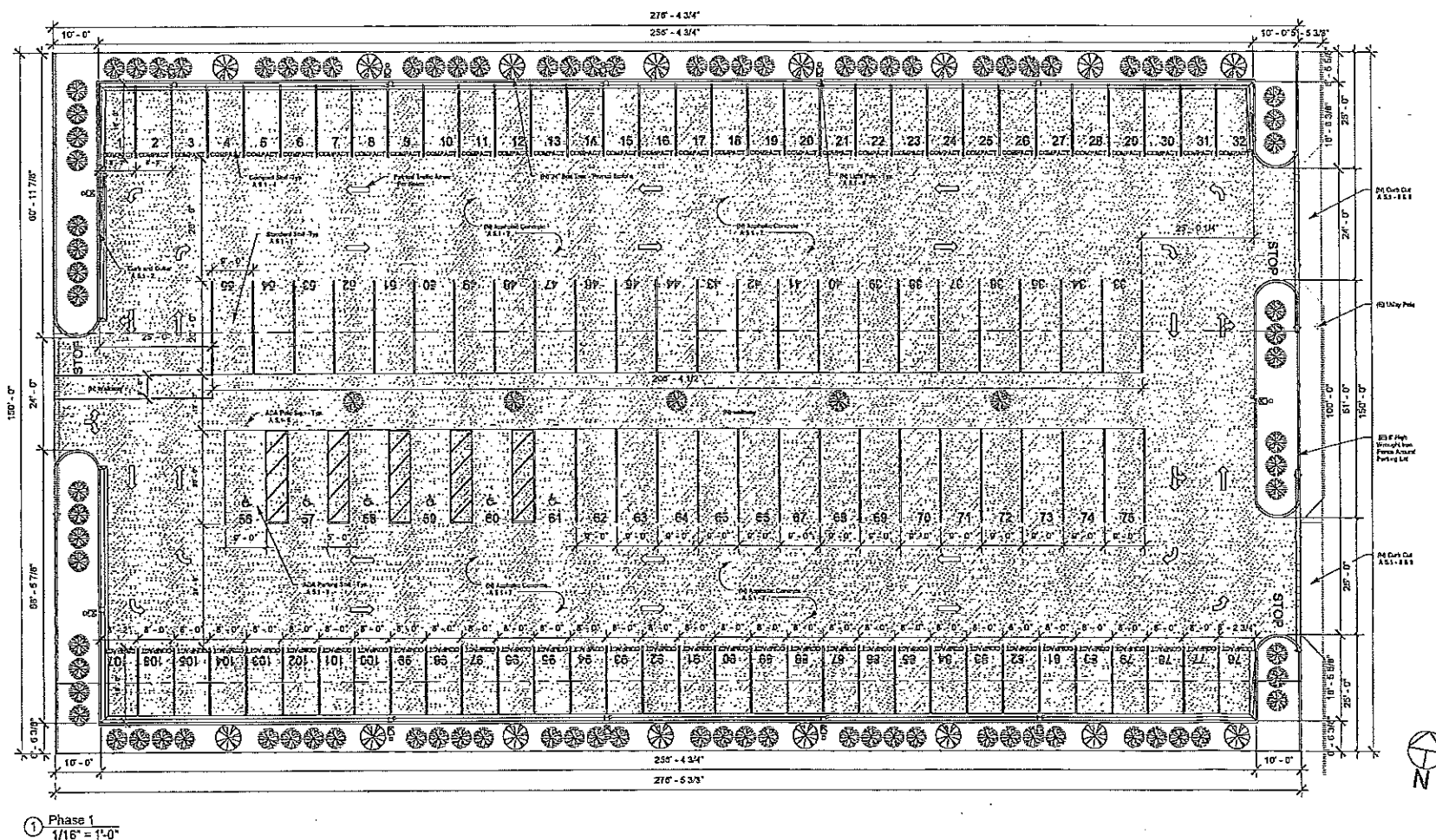
LIGHTING REQUIREMENTS
LIGHT POLE HEIGHT TO BE 20'-0" TO TOP OF FIXTURE.
LIGHT LEVEL TO BE 1.0 FC MIN. ACCORDING TO CITY REGULATIONS.

PHASE 1 SCOPE OF WORK:

1. 34,970.88 square foot of 4" Asphaltic Concrete (See details page for more info).
2. 107 striped parking stalls (Compact, Standard and ADA).
3. Striping of directional arrows.
4. Twenty-one (21) 24" box trees.
5. Eleven (11) Light Poles at twenty (20') feet high to top fixture.
6. 5,058.99 square feet of new landscaping.
7. Eighteen (18") inch wide gutter along the landscaped area to direct water runoff.
8. Cut-off Recharger to store stormwater (See details page for more info).
9. A 12" wide by 20' 4 1/2" long walkway.
10. A 5' wide pedestrian striped walkway across the alley way to the banquet facility.
11. Remove and replace both curbs (facing Santa Fe Avenue). Curbs shall be installed in a new location.

OTHER REQUIREMENTS:

- A CONDITIONAL USE PERMIT (CUP) APPROVAL FOR THE ESTABLISHMENT OF DANCE HALL / BANQUET / RECEPTION FACILITY IN THE MH ZONE.
- A CONDITIONAL USE PERMIT APPROVAL FOR THE CONTINUATION OF THE TWO (2) NON-CONFORMING RESIDENCES IN THE MH ZONE.
- COMPLY WITH FIRE DEPARTMENT'S REQUIREMENTS. CURRENTLY, FIRE SUPPRESSION SYSTEM IS IN PLACE AND THE FIRE ALARM SYSTEM IS UNDER REVIEW.
- COMPLY WITH ALL BUILDING DEPARTMENT'S REQUIREMENTS.
- COMPLY WITH ALL PUBLIC WORKS REQUIREMENTS.
- TRASH ENCLOSURE SHALL BE LOCATED ON PREMISES THROUGHOUT CONSTRUCTION PHASES.
- APPLICANT SHALL BRING TO CONFORMANCE THE SECOND UNIT RESIDENCE WITHIN ONE (1) YEAR FROM CUP APPROVAL.



studio
n
e
d
e
s
i
g
n
s

APPROVAL STAMPS

Consultant
Address
Phone
Fax
e-mail

James Lee Jenkins
(310) 603 - 8986

541 E. Pine St.
Compton, CA

Legal Description:

BELLE VERNON ACRES
LOT: 36
BLOCK: 7

PARCELS APART OF PROJECT:

1. 6169-028-010
2. 6169-028-012
3. 6169-028-017
4. 6169-028-018
5. 6169-028-021

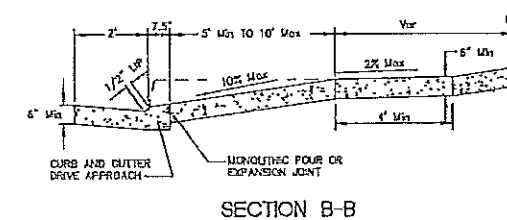
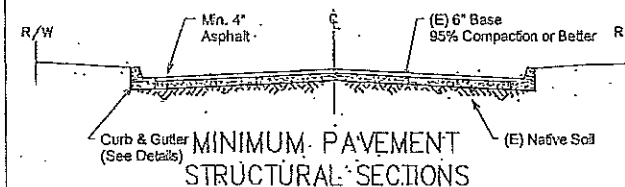
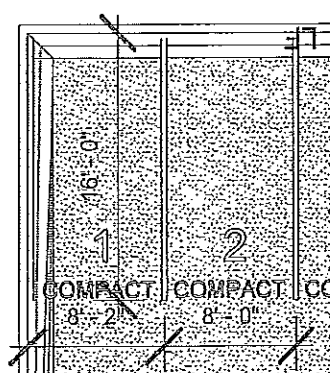
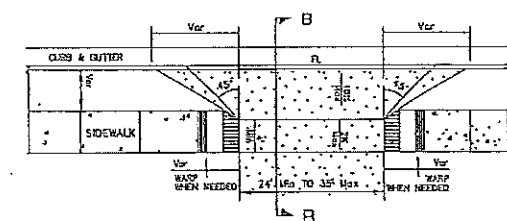
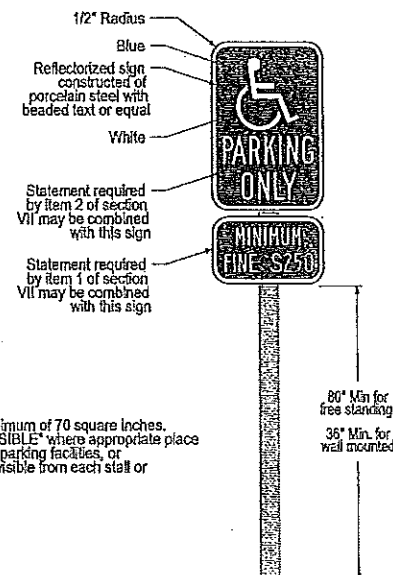
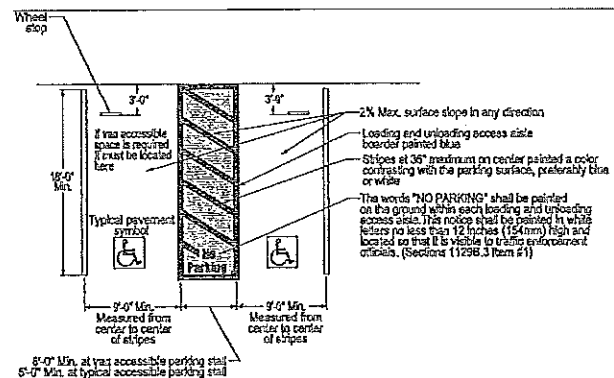
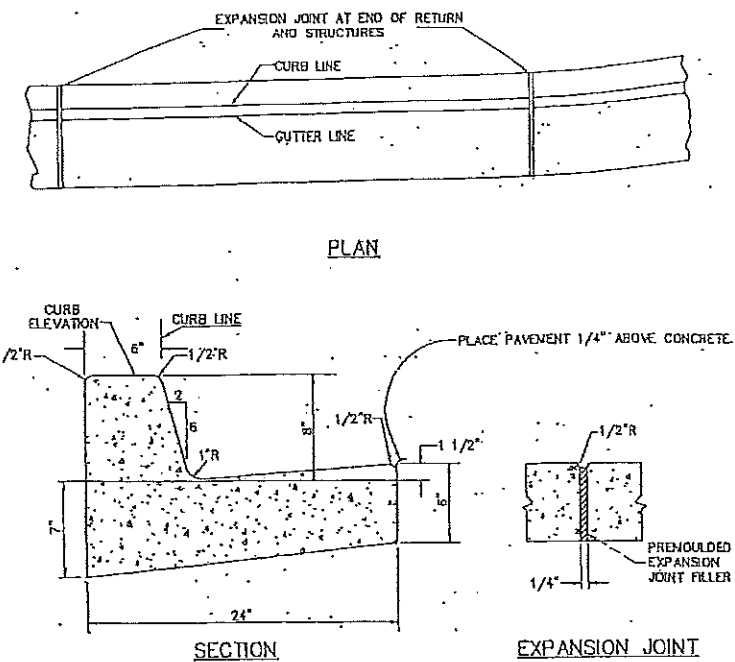
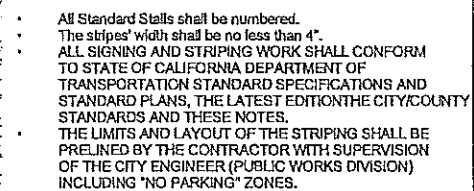
Phase 1 of 2

Project number: D11-00101
Date: 12/7/2011
Drawn by: JGV
Checked by: City of Compton

A 3.1

Scale: 1/16" = 1'-0"

#6



studio
n
e designs

Approval Stamps

Consultant
Address
Address
Phone
Fax
e-mail

Consultant
Address
Address
Phone
Fax
e-mail

James Lee Jenkins
(310) 603 - 8986

541 E. Pine St.
Compton, CA

Legal Description:

BELLE VERNON ACRES
LOT: 36
BLOCK: 7

PARCELS APART OF
PROJECT:

1. 6169-028-010
2. 6169-028-012
3. 6169-028-017
4. 6169-028-018
5. 6169-028-021

Phase of 2

Project number	D11-00101
Date	12/7/2011
Drawn by	JGV
Checked by	City of Compton

A 5.1

Scale

11/12/2012, 1:40:33 PM

#9.

Approval Stamps

Consultant
Address
Phone
Fax
e-mail

Consultant
Address
Phone
Fax
e-mail

James Lee Jenkins
(310) 603 - 8986

541 E. Pine St.
Compton, CA

Legal Description:
BELLE VERNON ACRES
LOT: 36
BLOCK: 7

PARCELS APART OF
PROJECT:

1. 6169-028-010
2. 6169-028-012
3. 6169-028-017
4. 6169-028-018
5. 6169-028-021

Phase 2 of 2

Project number D11-00101
Date 12/7/2011
Drawn by JGV
Checked by City of Compton

A 6.1

Scale 1/16" = 1'-0"

LEGEND:

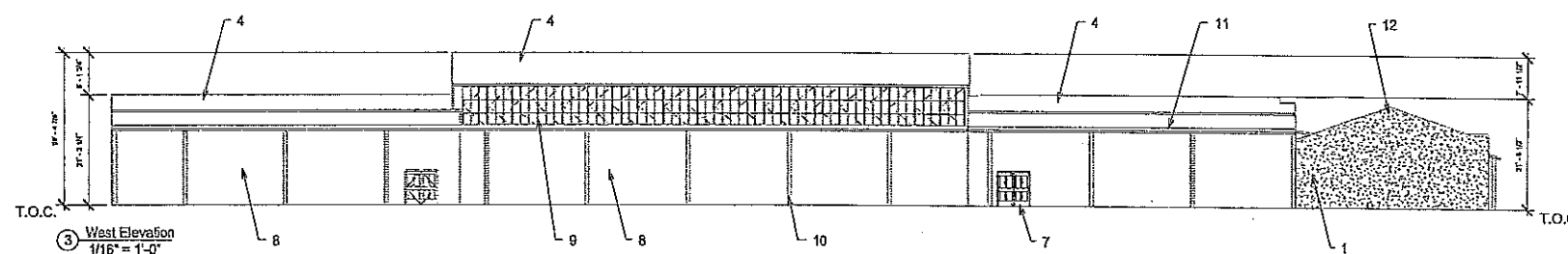
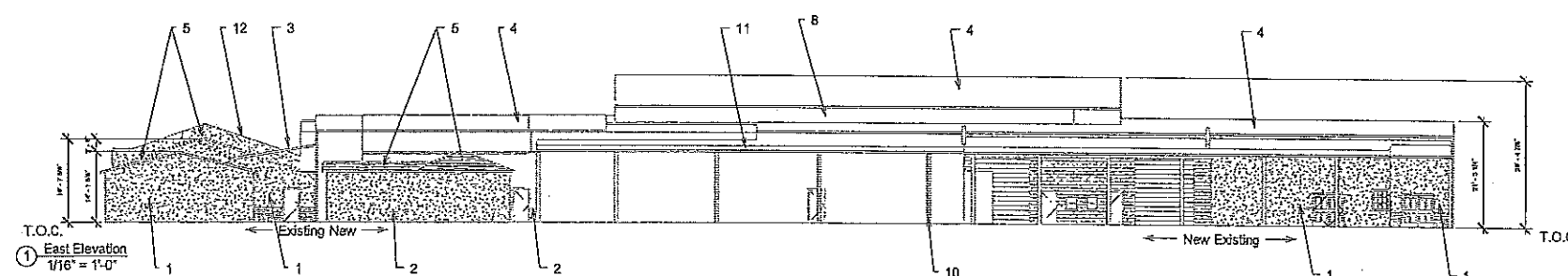
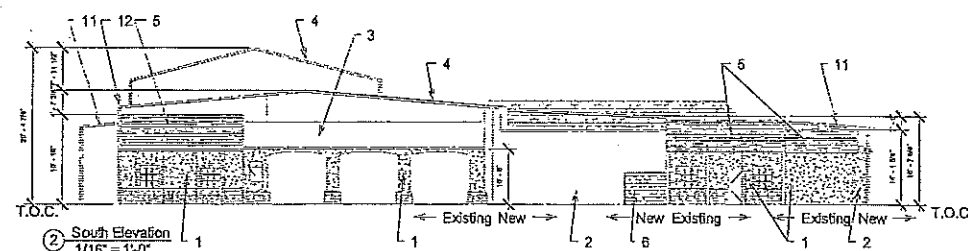
- 1 - (E) Stucco To Remain
- 2 - (E) Wood Siding To Be (N) 7/8" Stucco To Match Existing
- 3 - (E) Metal Patio Cover
- 4 - (E) Metal Roof
- 5 - (E) Composition Roof
- 6 - (N) CMU Trash Enclosure with Metal Gate (CMU Block Shall Be Finished With Stucco To Match The Existing Color)
- 7 - (N) 72" x 78" Ext Door
- 8 - (E) Corrugated Metal Siding To Be Painted To Match Stucco Color
- 9 - (E) Window Trim To Be Painted Approved Trim Color
- 10 - (E) Columns To Be Painted Approved Trim Color
- 11 - (E) Covered Breezeway
- 12 - (E) Parapet Wall

PHASE 2:

- ALL WOOD FRAMED FACADES OR CMU BLOCK WALLS THAT ARE VISIBLE FROM THE PUBLIC RIGHT OF WAY, SHALL RECEIVE STUCCO (TO MATCH EXISTING) AS LONG AS IT DOES NOT CREATE A STRUCTURAL HAZARD.
- A NEW 72" X 78" EXT DOOR AT CALIFORNIA SALON.
- A NEW 8' X 8' MINIMUM X 6' HIGH CMU TRASH ENCLOSURE WITH A METAL GATE.
- PAINT ALL CORRUGATED METAL WALLS TO MATCH THE EXISTING STUCCO COLOR.
- PAINT ALL WINDOW TRIMS PER APPROVED TRIM COLOR.
- PAINT ALL POSTS PER APPROVED TRIM COLOR.

NOTE:

- STUCCO CAN NOT BE APPLIED OVER METAL SIDING DUE TO STRUCTURAL REASONS.
- THE WOOD FRAMED AREAS THAT CAN RECEIVE STUCCO WILL BE INSTALLED AS NOTED.
- THE ENTIRE BUILDING SHALL BE PAINTED PER THE COLOR CHART APPROVED BY THE ARCHITECTURAL REVIEW BOARD.
- ALL EXTERIOR POSTS SHALL BE PAINTED TO CREATE UNIFORMITY ON ALL ELEVATIONS.
- ALL PROPOSED STUCCO COLOR AND MATERIAL SHALL MATCH THE EXISTING.
- ALL COLORS TO BE APPROVED BY THE ARCHITECTURAL REVIEW BOARD AT THE CITY OF COMPTON. COLORS SHALL BE PROVIDED IN A COLOR CHART SEPARATE FROM PLANS.



**AEROSPACE PROCESSING, METAL FINISHING & INSPECTION FACILITIES**

PHONE: (310) 639-1621
FAX: (310) 639-8559
www.emeplating.com

MAIL ADDRESS
P.O. BOX 4998
COMPTON, CA. 90224

FACILITY ADDRESS
431 E. OAKS STREET
COMPTON, CA. 90221

Mr. James Jenkins
CALIFORNIA DÉCOR
541 E. Pine Street
Compton, CA 90222

February 23, 2012

RE: Reciprocal Parking Agreement

Dear Mr. Jenkins:

This letter serves as confirmation of our discussions for creating a reciprocal parking agreement involving our mutual parking areas at alternating work times. E.M.E. has over 60 parking spaces available after hours and California Décor has over 100 spaces during our work hours.

After internal discussions regarding your proposal, we feel there are no reasons for us not to proceed with a formal agreement that is mutually beneficial.

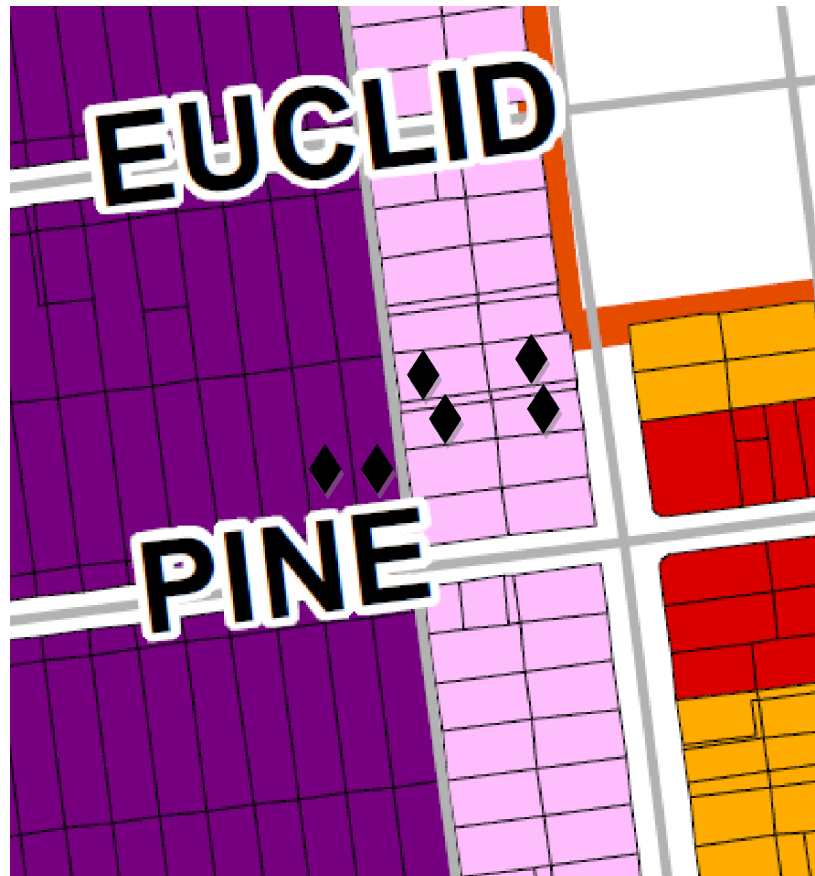
We wish you success in your quest to maintain your banquet rooms, and would be pleased to be a part of saving your facility for our community. Perhaps, we will start an annual Holiday celebration for our employees at your surprisingly beautiful place this year.

Sincerely,

Wesley Turnbull
C.E.O.

General Plan Land Use Designations

Salon Brandy 541 East Pine Street



Project Site



Mixed Use



Industrial

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Planning

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON TO UPHOLD THE PLANNING COMMISSIONERS' DECISION TO APPROVE CONDITIONAL USE PERMIT CASE NO. 2698, VARIANCE CASE NO. 2707, AND MND CASE NO. 928 FOR THE SALON BRANDY BANQUET FACILITY SUBJECT TO THE FINDINGS AND CONDITIONS OF APPROVAL

Robert Delgadillo
DEPARTMENT MANAGER’S SIGNATURE

8/29/2012 10:23:32 AM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

9/20/2012 2:54:57 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

9/20/2012 4:12:02 PM
DATE

G. Harold Duffey
CITY MANAGER

9/20/2012 2:29:27 PM
DATE

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

September 25, 2012

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: CITY CONTROLLER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING AND ADOPTING THE ANNUAL APPROPRIATIONS LIMIT FOR FISCAL YEAR 2012-2013.

PURPOSE

This resolution is for the City Council to authorize the adoption of the Appropriations Limit pursuant to Article XIII B of the California Constitution and to establish the maximum Fiscal Year 2012-2013 Annual Appropriations Limit for the City of Compton.

BACKGROUND

In November 1979, California voters approved Proposition 4 (Prop 4) commonly known as the Gann Initiative. Prop 4 created Article XIII B of the State of California Constitution which placed limits on the amount of Tax Revenue Proceeds appropriated each fiscal year. Restricted revenues noted in Article XIII B are those referred to as "Proceeds of Taxes." The City may not appropriate money over and above the GANN Appropriations Limit. This is part of the ways to control tax revenues and limit tax-funded expenditures.

The high inflation rates in the early 1980's caused expenditure appropriations in municipalities to increase faster than the growth in revenues. Partly to alleviate the increasing complaints regarding Prop 4 restrictions, voters approved Proposition 111 (Prop 111) in June 1990. The proposition provided new adjustment formulas which made the limit more responsive to local growth issues.

The annual growth factors used in calculating the City's Appropriations Limit are as follows:

- a) Inflation factor :- the calculation includes the percentage (%) change in California Per Capita Income. This information was supplied by the State Department of Finance.
- b) Population factor :- the calculation includes the percentage (%) change in population in the City of Compton.

Staff has prepared the City of Compton's Appropriations Limit for Fiscal Year 2012-2013 utilizing the following inflation factor and population factor:

#7.

Gann Appropriations Limit Page 2 of 3

- a) California change in Per Capita Income (**CPI**) of **3.77%**
(Per Capital Income converted to ratio = **1.0377**)
- b) Compton's change in population of **0.25%**
(population change converted to ratio = **1.0025**)

Utilizing the above factors, the City of Compton's Appropriations Limit for Fiscal Year 2012-2013 is as follows:

	Amount
Maximum Appropriations Limit for Fiscal Year 2012-2013	\$84,318,857
Proceeds of Taxes (Less Retirement Taxes & Interest Allocation Taxes)	\$46,158,361
Difference - City is under the Appropriation Limit	\$38,160,496

As the above figures indicate, the City of Compton did not exceed its Appropriations Limit but was actually under the appropriations limit by \$38,160,496 for Fiscal Year 2012-2013. This is in compliance with Article XIII B of the California Constitution and Proposition III.

STATEMENT OF THE ISSUE

The City's Gann Appropriations Limit for the fiscal year 2012-2013 has been calculated at \$84,318,857 pursuant to Article XIII B of the State Constitution. This amount may not exceed the Proceeds of Taxes as prescribed by the law. The Proceeds of Taxes amounted to \$46,158,361. Therefore, the City of Compton is under its Maximum Appropriation Limit by \$38,160,496.

The attached resolution has been prepared by staff to conform with Article XIII B of the California Constitution and Proposition 111 whereby the City establishes its Gann Appropriations Limit for Fiscal Year 2012-2013 at \$84,318,857.

ALTERNATIVE

The City will not be in compliance with the Appropriations Limit law if the GANN Appropriations Limit is not computed and monitored to ensure that the City is within the required limit.

FINANCIAL IMPACT

There is no financial impact.

Gann Appropriations Limit
Page 3 of 3

RECOMMENDATION

Staff respectfully recommends that the City Council adopt the attached resolution.

**STEPHEN AJOBIEWE
CITY CONTROLLER**

APPROVED FOR FORWARDING:

**G. HAROLD DUFFEY
CITY MANAGER**

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF COMPTON APPROVING AND ADOPTING THE ANNUAL
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2012-2013**

WHEREAS, on November 6, 1979, the voters of California added Article XIII B to the State Constitution placing various limitations on the appropriations of the State and Local Government; and

WHEREAS, Article XIII B provides that the appropriation limits for the fiscal year 2012-2013 be calculated by adjusting the base year appropriations of fiscal year 1978-79 for changes in the cost of living and population; and

WHEREAS, the information necessary for computing this limit is the Annual Budget for Fiscal Year 1978-79 and the amended Annual Report of Financial Transactions to the State Controller for Fiscal Year 1978-1979 which are on file in the Office of the City Clerk; and

WHEREAS, the City of Compton has complied with provisions of Article XIII B regarding determination of the Appropriations Limit for Fiscal Year 2012-2013.

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

Section 1. The Appropriations Limit for Fiscal Year 2012-2013 of the City of Compton shall be Eighty Four Million, Three Hundred and Eighteen Thousand, Eight Hundred and Fifty Seven Dollars (**\$84,318,857**).

Section 2. The Appropriations Limit for Fiscal Year 2012-2013 of **\$84,318,857** exceeds the Proceeds of Taxes included in the Fiscal Year 2012-2013 budget in compliance with Article XIII B of the California Constitution and Proposition 111 and therefore, the City is under its Appropriation Limit.

Section 3. That the growth factors used in calculating the Fiscal Year 2012-2013 Appropriations Limit are the percentage change in California per capita income and the percentage change in population in the City of Compton.

Section 4. That a certified copy of this resolution shall be filed in the offices of the City Manager, City Controller 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 _____, 2012.

MAYOR OF THE CITY OF COMPTON

RESOLUTION NO. _____
Page Two

ATTEST:

CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF COMPTON: ss

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 _____, 2012.

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

AYES: COUNCILMEMBERS-
NOES: COUNCILMEMBERS-
ABSENT: COUNCILMEMBERS-
ABSTAIN: COUNCILMEMBERS-

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 APPROVING AND ADOPTING THE ANNUAL
APPROPRIATIONS LIMIT FOR FISCAL YEAR 2012-2013**

Stephen Ajobiewe
DEPARTMENT MANAGER'S SIGNATURE

9/19/2012 5:35:52 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

9/20/2012 2:29:19 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

9/20/2012 3:58:35 PM
DATE

G. Harold Duffey
CITY MANAGER

9/20/2012 2:25:32 PM
DATE

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

September 25, 2012

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: CITY MANAGER

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON DECLARING ITS INTENTION TO ENTER INTO A WASTE HAULING FRANCHISE AGREEMENT WITH PACIFIC COAST WASTE AND RECYCLING LLC AND SETTING A PUBLIC HEARING FOR OCTOBER 16, 2012 AT 5:50PM

SUMMARY

The City Charter requires that a request for public hearings for the granting of a franchise be set out in a resolution. Staff is requesting that a public hearing be set regarding the a franchise agreement with Pacific Coast Waste and Recycling LLC.

BACKGROUND

Section 1501 of the Compton City Charter authorizes the City to grant franchises for entities providing public services such as water, light, heat, power and waste hauling. The City Council is empowered to grant such franchise to any such person, firm or corporation, whether operating under an existing franchise or not. The City Council may prescribe the terms and conditions of any such grant. Pacific Coast Waste and Recycling LLC is currently under an existing five year franchise agreement entered into in 2010. Staff is recommending that a ten year agreement to the exclusive waste hauling agreement be established in order to further contain costs and improve services rendered to the citizens. In order to enter into such an agreement a public hearing must be held to receive comments from persons interested in commenting as well as any objection to the proposed amendments to the franchise.

STATEMENT OF THE ISSUE

At the anticipated public hearing the Council would consider a proposed Franchise Agreement between the City of Compton and Pacific Coast Waste and Recycling, LLC for Integrated Solid Waste Management Services.

FISCAL IMPACT

The cost of waste hauling services for the City of Compton is recouped through Compton rate payers. The overall budget for waste hauling is approximately nine million dollars per year.

CONCLUSION

Staff requests that the City Council adopt the attached resolution and hold a public hearing on October 16, 2012 at 5:50pm.

G. HAROLD DUFFEY
CITY MANAGER

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
COMPTON DECLARING ITS INTENTION TO ENTER INTO A
WASTE HAULING FRANCHISE AGREEMENT WITH
PACIFIC COAST WASTE AND RECYCLING LLC AND
SETTING A PUBLIC HEARING FOR OCTOBER 16, 2012 AT
5:50PM**

WHEREAS, Section 1501 of the Compton City Charter authorizes the City to grant franchises to any person, firm or corporation furnishing the City or its inhabitants with transportation, communication, terminal facilities, water, light, heat, power, refrigeration, storage or any other public utility or service...; and

WHEREAS, the collection of waste materials, recycling materials and green waste are considered a public service within the definition of Section 1501 of the Compton City Charter; and

WHEREAS, Pacific Coast Waste and Recycling LLC has been providing waste hauling and disposal services for the City of Compton since September 2007; and

WHEREAS, the City desires to hold a public hearing pursuant to Section 1502 of the Compton City Charter on Tuesday, October 16, 2012 at 5:50 pm to receive public comment on a proposed ten year waste hauling and recycling services agreement effective October 1, 2012, a two year contract extension fee of \$500,000.00 to the City due prior to June 30, 2014 and an increase in franchise fees to the City of Compton from 6.4% to 10% for waste hauling and recycling services for the City of Compton by Pacific Coast Waste and Recycling LLC.

WHEREAS, the proposed changes also includes the sale of City owned collection vehicles for \$500,000.00 no later than June 1, 2013 and the sale of City owned commercial bins for \$162,730.00 no later than January 1, 2014 as well as other proposed changes to the current waste hauling and recycling services for the City of Compton through its agreement with Pacific Coast Waste and Recycling LLC.

WHEREAS, the proposed changes does not include a change to the current waste hauling and disposal rate ceilings established in the current waste hauling and recycling agreement.

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

Section 1. That a public hearing regarding the amendment of the current franchise waste hauling and disposal agreement with Pacific Coast Waste and Recycling LLC be held at the Compton Council Chambers located at 205 S. Willowbrook Avenue at 5:50 pm on Tuesday, October 16, 2012.

Section 2. That City Clerk said publish this resolution at least once, within fifteen (15) days of the passage thereof, in the official newspaper.

Section 3. That any person having interest or any objection to the proposed extension may appear before the City Council and be heard thereon.

Section 4. That a certified copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, Water Department and City Manager .

RESOLUTION NO. _____
Page 2

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

ADOPTED this _____ day of _____, 2012

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 this _____ day of _____ 2012.

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

AYES:	COUNCIL MEMBERS-
NOYES:	COUNCIL MEMBERS-
ABSTAIN:	COUNCIL MEMBERS-
ABSENT:	COUNCIL MEMBERS-

CITY CLERK OF THE CITY OF COMPTON

September 25, 2012

TO: MAYOR AND COUNCIL MEMBERS

**FROM: HAROLD C. WILLIAMS, P.E.
INTERIM DIRECTOR OF PUBLIC WORKS**

SUBJECT: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY OF COMPTON TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089.

SUMMARY

The City Council will consider a resolution finding the City to be in conformance with the Congestion Management Program of the Los Angeles County Metropolitan Transportation Authority and will adopt the 2012 CMP Local Development Report. These findings and adoption of this resolution are made in accordance with California Government Code Section 65089.

BACKGROUND INFORMATION

Every urbanized county in California is required to develop a Congestion Management Program (CMP) to integrate land use, transportation and air quality decision making at the local and county level. The origin of this requirement was the passage of Proposition 111 in 1990 that mandated the development of a CMP for every urbanized California County, and required that the new gas tax funds authorized by Proposition 111 be used to reduce congestion and improve air quality. This requirement is codified under the California Government Code Section 65089. The Los Angeles County Metropolitan Transportation Authority (LACMTA) is responsible for administering the CMP in Los Angeles County. The CMP identifies the following goals: tracking and analyzing the performance of the regional highway and transit system; local analysis of impacts of local land use decisions on transportation systems; local implementation of Transportation Demand Management Guidelines to ensure new development promotes the use of Transit and incorporates TDM best practices; and tracking new building development activity in Los Angeles County.

LACMTA requires that every City and the County prepare an annual Local Development Report (LDR) to meet the goal of tracking new building development activity. The City of Compton is required to annually prepare a LDR that identifies changes in development in the City, including new projects and demolitions and adopt a resolution that certifies that the City is in conformance with the Congestion Management Program. The reporting period for the 2012 LDR is from June 1, 2011, to May 31, 2012. During this reporting period, the Building and Safety Department issued permits for a total of 2 residential units and no permits for new commercial space over

#9.

25,000 square feet. A copy of the LDR and CMP Transportation Demand Management Ordinance is attached to this report.

The City is also required to conduct traffic counts and calculate levels of service (LOS) for selected arterial intersections, on a bi-annual basis (on odd-numbered years). The traffic counts were conducted in June of 2011 by the Los Angeles County Department of Public Works and will not be conducted again until 2013. The City continues to implement the Transportation Demand Management Ordinance (TDM) and CEQA requirements by conducting land use analyses and environmental reviews for every project subject to the CMP and TDM.

LACMTA requires that the County and every City adopt a resolution on an annual basis that self-certifies that the jurisdiction is in conformance with the adopted CMP. The review of the LDR and adoption of a resolution that certifies CMP conformance has to occur at a noticed public hearing. CMP conformance is required to receive state gas tax (Section 2105) funds and other state and federal transportation funding. Copies of the report were made available to the public in the Public Works, City Manager, City Clerk, and Planning and Economic Development Departments.

STATEMENT OF THE ISSUE

Section 65089, et seq. of California Government Code (“Government Code”) requires Metro to develop and administer a CMP in Los Angeles County and to include every city in the County, including the City of Compton. If City Council determines that City is in conformance with the Congestion Management Plan, it may adopt a resolution with this finding. This resolution would then be sent to the LACMTA. The City Council could decide against adopting a resolution of conformance and a local development report as required by Metro, which would cause the City to lose eligibility for certain types of state and federal transportation funding.

Staff has determined that in accordance with Section 15378(b)(5) of the CEQA Guidelines, the proposed action of adopting the LDR and Resolution of Conformance is an administrative activity of the government and will not cause a physical change in the environment and therefore does not constitute a project and is not subject to the requirements of CEQA.

FINANCIAL IMPACT

Approval of the 2012 LDR and a resolution affirming the City’s conformance with the CMP will not have an impact to the City’s General Fund.

RECOMMENDATIONS

Staff recommends that the City Council adopt the attached Local Development Report and attached Resolution finding the City to be in Conformance with the Los Angeles County Congestion Management Program.

HAROLD C. WILLIAMS, P.E.
INTERIM DIRECTOR OF PUBLIC WORKS

APPROVED FOR FORWARDING

G. HAROLD DUFFEY
CITY MANAGER

RESOLUTION NO. _____**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089.**

WHEREAS, CMP statute requires the Los Angeles County Metropolitan Transportation Authority (“LACMTA”), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all CMP requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1 of each year; and

WHEREAS, the City Council of the City of Compton held a noticed public hearing on September 25, 2012.

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

Section 1. That the City of Compton has taken all of the following actions, and that the City of Compton is in conformance with all applicable requirements of the 2004 CMP adopted by the LACMTA Board on July 22, 2004.

- A. By June 15, of odd-numbered years, the City of Compton will conduct annual traffic counts and calculated levels of service for selected arterial intersections, consistent with the requirements identified in the CMP Highway and Roadway System chapter.
- B. The City of Compton has locally adopted and continues to implement a transportation demand management ordinance, consistent with the minimum requirements identified in the CMP Transportation Demand Management chapter.
- C. The City of Compton has locally adopted and continues to implement a land use analysis program, consistent with the minimum requirements identified in the CMP Land Use Analysis Program chapter.
- D. The City of Compton has adopted a Local Development Report, attached hereto and made a part hereof, consistent with the requirements identified in the 2004 CMP. This report balances traffic congestion impacts due to growth within the City with transportation improvements, and demonstrates that the City is meeting its responsibilities under the Countywide Deficiency Plan consistent with the LACMTA Board adopted 2003 Short Range Transportation Plan.

RESOLUTION NO. _____
Page 2 of 2

Section 2. That the City Clerk of the City of Compton shall certify adoption of this resolution and shall be directed to cause a certified copy of this Resolution to be forwarded to the Los Angeles County Metropolitan Transportation Authority.

ADOPTED this ____ day of _____, 2012.

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 _____, 2012.

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

ENTER JURISDICTION NAME
2011 CMP Local Development Report
Reporting Period: J June 1, 2011 - May 31, 2012

Date Prepared: July 19, 2012

Contact: ENTEF Robert Delgadillo
 Phone Number: ENTEF 310-605-5526

**CONGESTION MANAGEMENT PROGRAM
 FOR LOS ANGELES COUNTY**

2012 DEFICIENCY PLAN SUMMARY

*** IMPORTANT: All "#value!" cells on this page are automatically calculated.
 Please do not enter data in these cells.**

DEVELOPMENT TOTALS

RESIDENTIAL DEVELOPMENT ACTIVITY

Dwelling Units

Single Family Residential

0.00

Multi-Family Residential

2.00

Group Quarters

0.00

COMMERCIAL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Commercial (less than 300,000 sq.ft.)

0.00

Commercial (300,000 sq.ft. or more)

0.00

Freestanding Eating & Drinking

0.00

NON-RETAIL DEVELOPMENT ACTIVITY

1,000 Net Sq.Ft.²

Lodging

0.00

Industrial

0.00

Office (less than 50,000 sq.ft.)

0.00

Office (50,000-299,999 sq.ft.)

0.00

Office (300,000 sq.ft. or more)

0.00

Medical

0.00

Government

0.00

Institutional/Educational

0.00

University (# of students)

0.00

OTHER DEVELOPMENT ACTIVITY

Daily Trips

ENTER IF APPLICABLE

0.00

ENTER IF APPLICABLE

0.00

EXEMPTED DEVELOPMENT TOTALS

Exempted Dwelling Units

0

Exempted Non-residential sq. ft. (in 1,000s)

0

#9.

ENTER JURISDICTION NAME

Date Prepared: July 19, 2012

2011 CMP Local Development Report

Reporting Period: June 1, 2011 - May 31, 2012

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 1: NEW DEVELOPMENT ACTIVITY**RESIDENTIAL DEVELOPMENT ACTIVITY**

Category	Dwelling Units
Single Family Residential	0.00
Multi-Family Residential	2.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

ENTER JURISDICTION NAME

Date Prepared: July 19, 2012

2011 CMP Local Development Report

Reporting Period: June 1, 2011 - May 31, 2012

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 2: NEW DEVELOPMENT ADJUSTMENTS

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

RESIDENTIAL DEVELOPMENT ADJUSTMENTS

Category	Dwelling Units
Single Family Residential	0.00
Multi-Family Residential	0.00
Group Quarters	0.00

COMMERCIAL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

NON-RETAIL DEVELOPMENT ACTIVITY

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

OTHER DEVELOPMENT ACTIVITY

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

ENTER JURISDICTION NAME

Date Prepared: July 19, 2012

2011 CMP Local Development Report

Reporting Period: June 1, 2011 - May 31, 2012

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

PART 3: EXEMPTED DEVELOPMENT ACTIVITY

(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)

Low/Very Low Income Housing	0	Dwelling Units
High Density Residential Near Rail Stations	0	Dwelling Units
Mixed Use Developments Near Rail Stations	0	1,000 Gross Square Feet
	0	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	0	1,000 Gross Square Feet
	0	Dwelling Units
Reconstruction of Buildings Damaged due to "calamity"	0	1,000 Gross Square Feet
	0	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	0	1,000 Gross Square Feet
	0	Dwelling Units
Total Dwelling Units	0	
Total Non-residential sq. ft. (in 1,000s)	0	

Page 4

Exempted Development Definitions:

1. Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
 - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
 - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
2. High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
3. Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
4. Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
5. Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
6. Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.

RESOLUTION SIGN-OFF FORM

DEPARTMENT: Public Works-Engineering

RESOLUTION TITLE: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON FINDING THE CITY OF COMPTON TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089

Harold Williams
DEPARTMENT MANAGER’S SIGNATURE

9/19/2012 7:15:15 PM
DATE

REVIEW / APPROVAL

Ruth Rugley
CITY ATTORNEY

9/20/2012 2:55:51 PM
DATE

Stephen Ajobiewe
CITY CONTROLLER

9/20/2012 4:15:35 PM
DATE

G. Harold Duffey
CITY MANAGER

9/20/2012 2:33:39 PM
DATE

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

September 25, 2012

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: CITY ATTORNEY'S OFFICE

SUBJECT: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON RE-ALIGNING THE BOUNDARIES OF THE CITY COUNCIL DISTRICTS, BASED ON THE 2010 CENSUS, FOR USE AT THE CITY'S APRIL 2013 PRIMARY ELECTION AND SUBSEQUENT ELECTIONS

SUMMARY

Staff is requesting that the City Council: (1) conduct a second public hearing regarding draft city council district plans, which were presented to the Council and the public at the Council's September 11 meeting; (2) select a plan for adoption; and (3) conduct a first reading of an ordinance adopting the Council's chosen plan.

BACKGROUND

The City of Compton ("City") has historically elected each member of its City Council in "from-district" elections, *i.e.*, elections in which candidates for the City Council (the "Council") must reside within a specific geographic subarea of the City called a "council district" but candidates are elected by all the voters of the City at large.

However, on June 5, 2012, the voters of the City of Compton approved Measure B, which amended the City Charter to provide that in all future elections members of the Council will be elected in "by-district" elections, *i.e.*, elections in which candidates for the Council must reside within the specific council district they seek to represent, and candidates are elected only by the voters of that district. Measure B provided that "Upon adoption of this amendment by the voters, the City Council shall adjust the boundaries of the council districts on or before October 1, 2012."

The Charter, state law, and federal law, require that every ten years, following the release of the decennial census, the City Council realign the boundaries of the council districts to equalize the population thereof. The lines must also comply with the requirements of the federal Voting Rights Act, 42 U.S.C. § 1971 *et seq.*

To comply with the requirements of the Charter, as amended by Measure B, the City retained an experienced demographer, National Demographics Corporation ("NDC"), based in Claremont, California, and experienced redistricting counsel, Nielsen Merksamer Parrinello Gross & Leoni ("Nielsen Merksamer"), to advise it on the process of re-aligning the existing council districts and to prepare draft councilmanic district maps.

On September 4, 2012, the Council and the public received a presentation from Nielsen Merksamer regarding the procedures governing the redistricting process, the constitutional and statutory requirements of population equality, compliance with the Voting Rights Act and the Fourteenth Amendment, and traditional legal and policy criteria governing redistricting, which are set forth in the Charter and state law, or which have been recognized by the courts. The Council and the public also received a presentation from NDC regarding the demographics of the City and of the existing city council districts.

Following the presentations of Nielsen Merksamer and NDC, the Council received public comment regarding the redistricting process, and then instructed NDC to prepare three draft council district plans in accordance with the traditional legal and policy criteria identified by Nielsen Merksamer. The Council also requested that the maps adhere as closely as possible to the traditional council district configurations, which have been divided by Willowbrook Avenue to the north and south, and by Compton Boulevard to the east and west.

On September 11, NDC presented three draft council district plans, designated Plans A, B and C, to the Council and to the public, which were initially posted on the City's website on September 6, and which were developed according to the criteria set forth above. The Council also received presentations regarding two plans submitted by members of the public, one of which was posted on the City's website on September 6 ("Public Plan #1), and one of which was received on the afternoon of September 11 ("Public Plan #2).

The Council held a duly-noticed public hearing at its September 11 meeting, to seek public comment with respect to all five draft plans.

STATEMENT OF THE ISSUE

As noted above, the Charter requires that the existing council district boundaries be realigned by October 1, 2012. Staff therefore requests that, following an additional presentation by NDC, the Council conduct an additional public hearing regarding the five plans, or any additional plans that may be presented by the public in advance of the meeting. After the public hearing is closed, Staff requests that the Council choose a draft redistricting plan to move forward with, for final adoption, and that it conduct a first reading of an ordinance to adopt the chosen plan. Staff anticipates bringing the ordinance back to the Council for a second reading and final adoption at the Council meeting on September 25, which is the final regularly-scheduled Council meeting prior to the October 1 deadline set forth in the Charter.

FISCAL IMPACT

Except for the demographer's services, and limited administrative costs to implement the new boundary lines, there will be no fiscal impact.

RECOMMENDATION

That the Council (1) conduct a second public hearing regarding draft city council district plans, which were presented to the Council and the public at the Council's September 11 meeting; (2)

select a plan for adoption; and (3) conduct a first reading of an ordinance adopting the Council's chosen plan.

CRAIG CORNWELL, ESQ.
CITY ATTORNEY

APPROVED FOR FORWARDING:

G. HAROLD DUFFEY
CITY MANAGER

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON
RE-ALIGNING THE BOUNDARIES OF THE CITY COUNCIL DISTRICTS,
BASED ON THE 2010 CENSUS, FOR USE AT THE CITY'S APRIL 2013
PRIMARY ELECTION AND SUBSEQUENT ELECTIONS**

WHEREAS, the City of Compton ("City") has historically elected each member of its City Council in "from-district" elections, *i.e.*, elections in which candidates for the City Council (the "Council") must reside within a specific geographic subarea of the City called a "council district" but candidates are elected by all the voters of the City at large; and

WHEREAS, section 502 of the Charter, section 21620 of the California Elections Code, and federal law require that every ten years, following the release of the decennial census, the City Council realign the boundaries of the council districts to equalize the population thereof; and

WHEREAS, on June 5, 2012, the voters of the City of Compton approved Measure B, which amended the City Charter to provide that in all future elections members of the Council will be elected in "by-district" elections, *i.e.*, elections in which candidates for the Council must reside within the specific council district they seek to represent, and candidates are elected only by the voters of that district; and

WHEREAS, Measure B provided that "Upon adoption of this amendment by the voters, the City Council shall adjust the boundaries of the council districts on or before October 1, 2012"; and

WHEREAS, to comply with the requirements of the Charter, as amended by Measure B, the City has retained an experienced demographer, National Demographics Corporation ("NDC"), based in Claremont, California, and experienced legal counsel to advise it on the process of re-aligning the existing council districts and to prepare draft councilmanic district maps; and

WHEREAS, on September 4, 2012, the Council and the public received presentations from the demographer and from the City's redistricting counsel regarding the procedures and legal and policy criteria governing redistricting, and the demographics of the City and of the existing city council districts; and

WHEREAS, following the presentations by the demographer and legal counsel on September 4, the Council solicited public input regarding appropriate criteria for the realignment of council district boundaries, after which the Council directed NDC to prepare multiple draft council district plans according to the following criteria:

- That the boundaries of the council districts shall be realigned so that the districts are substantially equal in population as defined by law.
- That the boundaries of the council districts shall be realigned so that the districts do not result in a denial or abridgement of the right of any citizen to vote on account of race or color as provided in Section 2 of the federal Voting Rights Act.
- That the boundaries of the council districts shall not be gerrymandered in violation of the principles established by the United States Supreme Court in *Shaw v. Reno*, 509 U.S. 630 (1993), and its progeny.
- That the boundaries of the council districts shall observe communities of interest, especially the historic council districts to the extent possible, as well as established neighborhoods, communities within the City, community associations, land uses, and the like, insofar as practicable.

- That the boundaries of the council districts shall be compact, insofar as practicable.
- That the boundaries of the council districts shall be created to contain cohesive, contiguous territory, insofar as practicable, and avoid “zig-zagging” that can make them difficult to understand.
- That the boundaries of the council districts may observe topography and geography, such as the existence of man-made geographical features such as highways, railways, major thoroughfares, and canals, etc., as natural boundaries between council districts, insofar as practicable, and shall pay particular attention to the historic use of Compton Boulevard as the main east/west dividing line and of Willowbrook Avenue as the main north/south dividing line, especially insofar as Willowbrook Avenue is impassable at many points due to the Metro rail that runs along it.
- That the council districts shall be created using whole census blocks.
- That the boundaries of the council districts may avoid the “pairing” of incumbents in the same council district, insofar as this does not conflict with the constitutions and laws of the State of California and the United States.
- That the boundaries of the council districts shall comply with such other factors which become known during the redistricting process and are formally adopted by the City Council.

WHEREAS, on September 11, 2012, NDC presented three draft council district plans, designated Plans A, B and C and incorporated herein, to the Council and to the public, which were initially posted on the City’s website on September 6, and which were developed according to the criteria set forth above; and

WHEREAS, on September 11 NDC also presented two plans submitted by members of the public, one of which was posted on the City’s website on September 6 (“Public Plan #1), and one of which was only received on the afternoon of September 11 (“Public Plan #2); and

WHEREAS, the Council held a duly-noticed public hearing at a meeting of the Council on September 11, 2012, to seek public comment with respect to all five draft plans; and

WHEREAS, the Council held a second duly-noticed public hearing at a meeting of the Council on September 18, 2012, to seek further public comment with respect to those three plans; and

WHEREAS, the Council has considered all public comments on the plans; and

WHEREAS, the populations in the proposed council districts of each of the five plans are substantially equal, in conformance with legal requirements; and

WHEREAS, section 2 of the Voting Rights Act, 42 U.S.C. § 1973, prohibits the use of any voting qualification, or prerequisite to voting, or standard, practice, or procedure in a manner which results in a denial or abridgement of the right of any citizen of the United States to vote on account of race or color; and

WHEREAS, the Fourteenth Amendment prohibits redistricting plans in which the predominant criterion is race, and in which traditional redistricting criteria are subordinated to considerations of race; and

ORDINANCE NO. _____
PAGE 3

WHEREAS, the Council expressly indicated its desire to maintain the cores of the historic council districts to the extent possible, and to retain the use of Compton Boulevard as the main east/west dividing line and of Willowbrook Avenue as the main north/south dividing line, to the extent possible; and

WHEREAS, the districts in Plan ____ are reasonably compact; and

WHEREAS, the Council received public testimony indicating that the districts in Plan ____ have boundaries that could be more easily understood by the voters; and

WHEREAS, Plan ____ is respectful of the historic cores and the use of Compton Boulevard and Willowbrook Avenue; and

WHEREAS, Plan ____ does not “pair” multiple incumbents in the same council district, consistent with the criteria identified by the Council; and

WHEREAS, Proposed Plan ____ gives consideration to topography, geography, cohesiveness, contiguity, integrity and compactness of territory and community of interests of the divisions, as well as to observing established communities insofar as practical; using census geography and geographical features for division boundaries insofar as practical, and striving for division shapes which are reasonably compact and contiguous; and

WHEREAS, the Council prefers the council district boundaries in proposed Plan ____ and desires no changes to proposed Plan ____ as presented to the Council at its regular meeting on September 18, 2012, and incorporated herein.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY ORDAIN AS FOLLOWS;

Section 1. That the above recitals are true and correct.

Section 2. That the Council hereby adopts a revision to its current city council district boundaries and adopts Plan ____, attached hereto as Exhibit “A” and incorporated herein by this reference, for use at the City’s April 2013 primary election and subsequent elections until a further re-alignment is required, following the release of the 2020 Census.

Section 3. That the City Manager and/or his designee take all actions necessary to notify the Los Angeles County elections officials of the Council’s determination forthwith and provide whatever assistance may be required by the Elections Department to complete the process.

Section 4. That because the new redistricting plan may contain technical anomalies caused by errors in the 2010 Census line files that do not substantively affect the populations in the council districts, the district boundaries, or the intent of this ordinance, which anomalies are not revealed until implementation begins, the City Manager and/or his designee is authorized to make technical emendations to the new redistricting plan that do not substantively affect the populations in the council districts, the district boundaries, or the intent of this ordinance, and shall advise the Council of any such emendations that are found to be required in plan implementation by the respective county elections officials.

Section 5. That the City Manager and/or his designee shall consult with legal counsel to resolve any legal issues necessary to give effect to this Ordinance.

Section 6. The City Council declares that, should any provision, section, paragraph, sentence or word of this Ordinance hereby adopted be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, the remaining provisions, sections, paragraphs, sentences or words of this Ordinance hereby adopted shall remain in full force and effect.

Section 7. That a copy of this Ordinance shall be filed in the offices of the City Clerk and City Attorney.

Section 8. That this Ordinance shall take effect thirty (30) days after its adoption.

Section 9. That 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 _____, 2012.

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 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 the ____day of _____, 2012.

That said Ordinance 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

ORDINANCE NO. _____

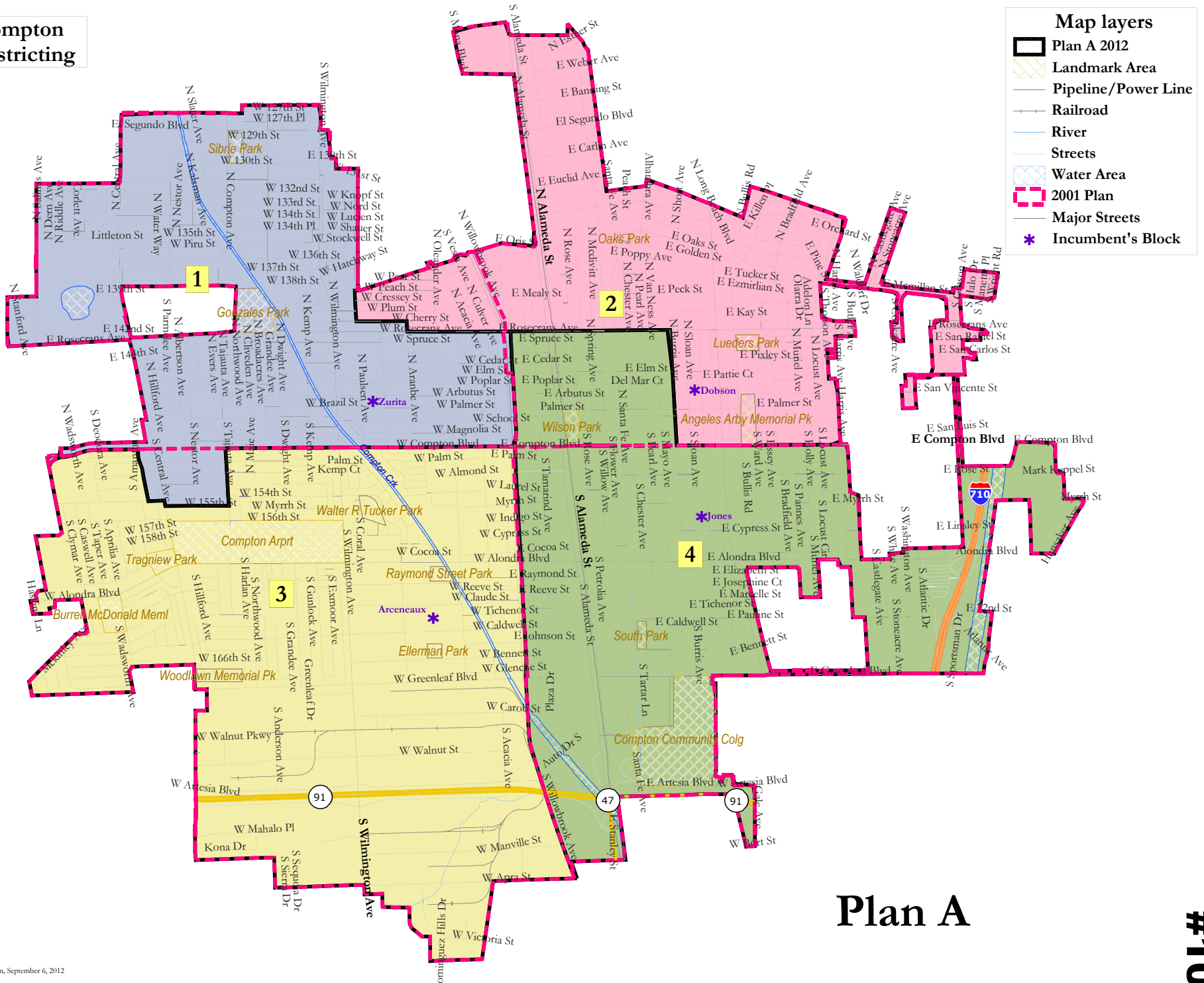
EXHIBIT "A"

MAP AND DEMOGRAPHICS OF PLAN #__

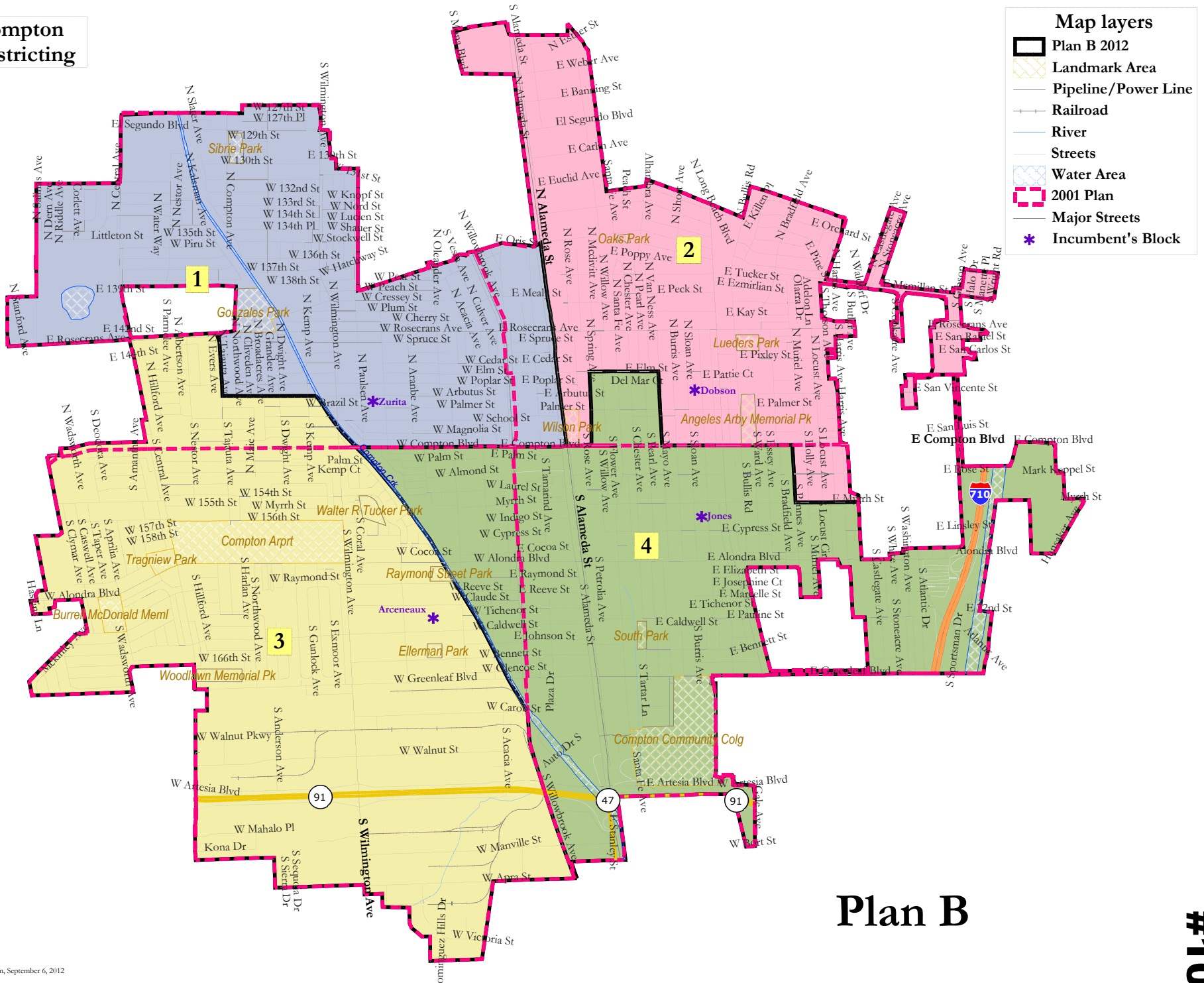
ADOPTED BY THE COMPTON CITY COUNCIL

SEPTEMBER 25, 2012

City of Compton 2012 Redistricting

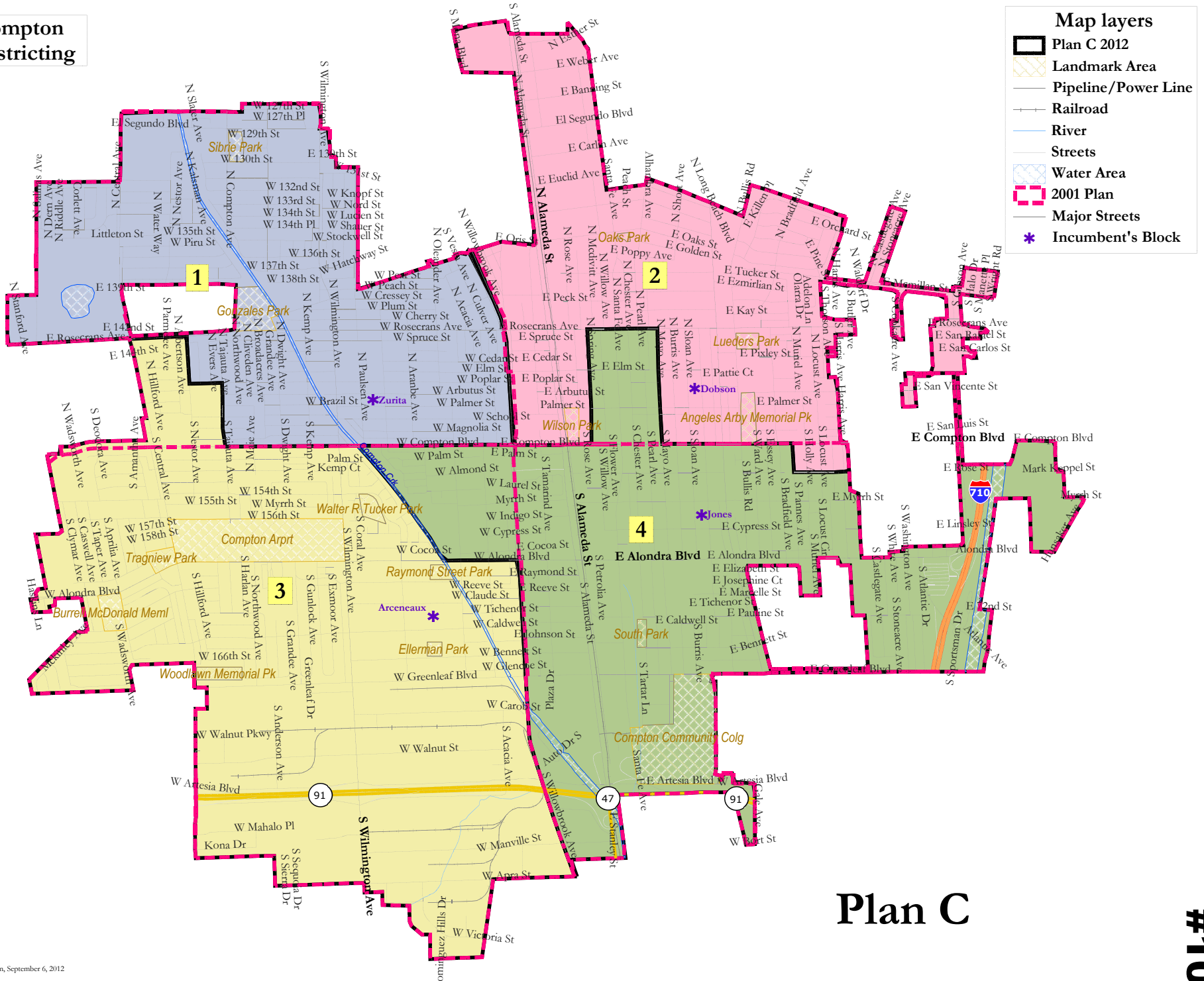


City of Compton 2012 Redistricting



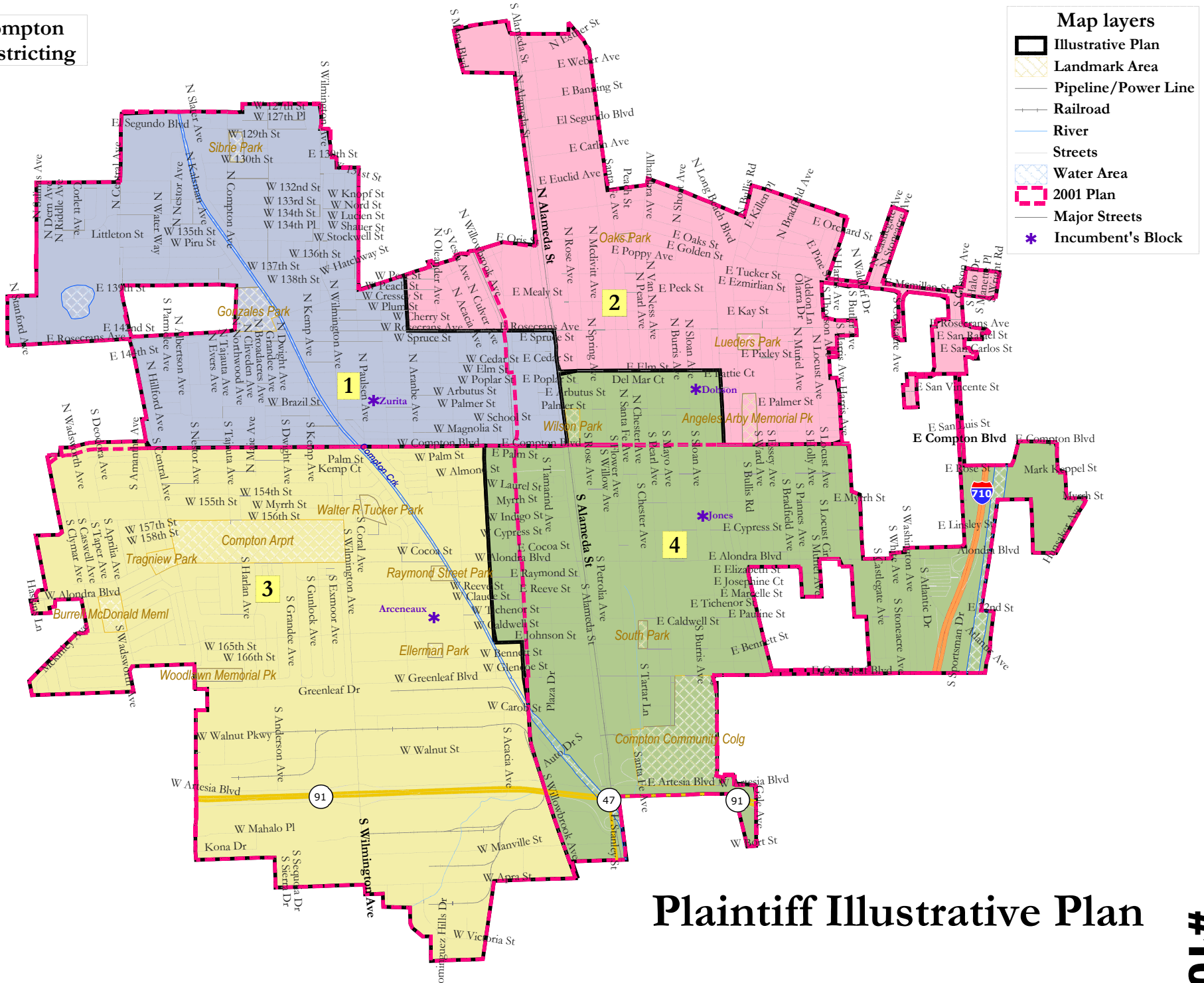
Plan B

City of Compton 2012 Redistricting



Plan C

**City of Compton
2012 Redistricting**



Plaintiff Illustrative Plan

