

JANUARY 2, 2007

The Compton City Council meeting was called to order at 7:09 p.m. in the Council Chambers of City Hall by Mayor Eric Perrodin. The Pledge of Allegiance was led by Mayor Eric Perrodin. [...]

PUBLIC HEARING - On motion by Calhoun, seconded by Dobson,
TENTATIVE TRACT MAP the hearing was opened at 7:37 p.m. by the
NO. 67258 AND CHANGE following vote on roll call:
OF ZONE CASE NO. 283

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin

NOES: Council Members - None

ABSENT: Council Members - None

Joseph Lim, representative of the Planning and Economic Development Department, stated that the purpose of this hearing is to consider approval of tentative tract map 67258 and change of zone case no. 283 to allow construction of a twenty-eight unit for sale condominium development at [REDACTED]. On November 8, 2006, the Planning Commission approved conditional use permit case no. 2566 and variance case no. 2567.

Mr. Lim indicated that the site is a rectangular lot approximately 1.8 acres in size with street frontages along Myrrh, Alameda and Indigo Streets. Mr. Lim mentioned that, although the applicant is proposing to construct twenty-eight units, twenty-two of the units will be detached and the remaining six will be attached. All units will include a two car garage. Furthermore, the project would offer a 1,500 square-foot community center complete with the following amenities: full kitchen, storage space, private restrooms, common area and playground.

Mr. Lim explained that the Community Redevelopment Agency is a partner in this venture, in which they are requesting that the zoning of the property be changed from M-L to R-M medium density, residential, which is consistent with the city's general plan and land use designation. Therefore, staff recommends that council approve the tentative tract map and change of zone, as submitted.

On motion by Hall, seconded by Dobson, the hearing was closed at 7:40 p.m. by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

COUNCIL COMMENTS Councilperson Hall expressed his approval for
ON THE HEARING the development and commended the
Redevelopment Agency for working diligently to move this project forward.

Councilperson Arceneaux felt this project would be a significant development for this blighted area, however she articulated a need for new schools, as well as new homes in the City of Compton. Ms. Arceneaux asked that staff communicate with the Compton Unified School District to discuss any concerns of future enrollments.

Councilperson Dobson expressed her support for this project.

Councilperson Calhoun also felt this development would enhance that area and commented that the Compton Unified School District is aware of the city's present and future residential developments.

City Manager Kilroy commented that the Compton Unified School District is informed of all new residential developments prior to the decisions made by the Planning Commission.

Mayor Perrodin asked if the density bonus program was included in this development and indicated that he would not be in support of any development that utilized the rules and restrictions of the density bonus program.

Mr. Lim asserted that the density bonus program would not be a part of this development.

AMENDING THE OFFICIAL On motion by Arceneaux, seconded by Calhoun,
ZONING MAP to waive the reading of the ordinance in full by
the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin
NOES: Council Members - None
ABSENT: Council Members - None

On motion by Calhoun, seconded by Arceneaux, **“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COMPTON AMENDING THE OFFICIAL ZONING MAP”** was placed on first reading by title only by the following vote on roll call:

AYES: Council Members - Calhoun, Dobson, Arceneaux, Hall, Perrodin

NOES: Council Members - None

ABSENT: Council Members - None