

#4.

Councilperson Zurita asked if the residents will be displaced during the renovation. Dr. Sefa-Boayke stated that tenants will be moved into a temporary unit on the property until their unit is renovated.

Councilperson Zurita requested the project completion date. Dr. Sefa-Boayke stated that the project is scheduled to be completed in October 2016.

Mayor Brown praised “BlueGreen” development for their efforts and actions to renovate E. Boyd Esters Manor.

5. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY TO JOIN THE CALIFORNIA PUBLIC FINANCE AUTHORITY AS AN ADDITIONAL MEMBER FOR THE PURPOSE OF ISSUING REVENUE BONDS TO FINANCE THE ACQUISITION AND REHABILITATION OF E. BOYD ESTERS MANOR AND CERTAIN OTHER MATTERS RELATED THERETO

On motion by Zurita, seconded by Galvan, **Resolution # 24,253** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON AUTHORIZING THE CITY TO JOIN THE CALIFORNIA PUBLIC FINANCE AUTHORITY AS AN ADDITIONAL MEMBER FOR THE PURPOSE OF ISSUING REVENUE BONDS TO FINANCE THE ACQUISITION AND REHABILITATION OF E. BOYD ESTERS MANOR AND CERTAIN OTHER MATTERS RELATED THERETO**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Sharif, Brown
NOES: Council Members - None
ABSENT: Council Members - Arceneaux

6. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ISSUANCE BY THE CALIFORNIA PUBLIC FINANCE AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$8,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION AND REHABILITATION OF E. BOYD ESTERS MANOR LOCATED AT 1101 N. CENTRAL AVENUE AND OTHER MATTERS RELATING THERETO

On motion by Zurita, seconded by Sharif, **Resolution # 24,254** entitled "**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON APPROVING THE ISSUANCE BY THE CALIFORNIA PUBLIC FINANCE AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$8,000,000 FOR THE PURPOSE OF FINANCING OR REFINANCING THE ACQUISITION AND REHABILITATION OF E. BOYD ESTERS MANOR LOCATED AT 1101 N. CENTRAL AVENUE AND OTHER MATTERS RELATING THERETO**" was approved, by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Sharif, Brown
NOES: Council Members - None
ABSENT: Council Members - Arceneaux

4:00 P.M. PUBLIC HEARING - AN APPEAL OF THE PLANNING COMMISSION DECISION ON CONDITIONAL USE PERMIT CASE NO. 2781, A REQUEST TO ALLOW THE SALE OF ALCOHOL, BEER AND WINE (A TYPE 21 ALCOHOL LICENSE), AN ACCESSORY USE TO A CONVENIENCE STORE LOCATED AT 200 W. ROSECRANS AVE., COMPTON (Item #3)

On motion by Galvan, seconded by Sharif, the public hearing was opened at 4:27 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Sharif, Brown

NOES: Council Members - None

ABSENT: Council Members - Arceneaux

City Attorney Craig Cornwell reported that this public hearing pertains to an appeal to the Planning Commission's decision to deny conditional use permit case no. 2781 - a request to allow the sale of alcohol, beer and wine (a type 21 alcohol license) an accessory use to a convenience store located at 200 West Rosecrans Avenue, Compton, California held pursuant to Compton Municipal Code 30-26.5. The City Council has multiple options as it relates to making a decision in regards to this appeal - 1) affirm or agree with the decision from the Planning Commission, 2) amend the decision from the Planning Commission 3) disagree and reverse the decision from the Planning Commission or 4) refer the matter back to the Planning Commission for further consideration. Once staff receives direction from the City Council they will come back with said action at a subsequent meeting.

Robert Delgadillo, representative of the Planning Department, indicated that the property at 200 West Rosecrans Avenue, Compton, California is currently developed with a 2,220 square foot convenience store and a separate rear building used as a Super Pizza take-out restaurant. CUP 2781 pertains to a request by Mr. Ju to sell off-site alcohol, beer and wine as an accessory use to a convenience store by which the Planning Commission denied. According to the Department of Alcohol Beverage Control (ABC), Census Tract 5426.02 is allotted a maximum of three (3) off-sale alcohol licenses. There are currently two active licenses (Jerry's Liquor and Superior Grocers). With the subject CUP the total licenses in census tract 5426.02 will be three and at the maximum allowed by ABC.

Rob Catherman, spoke on behalf of David Ju (operator of an existing convenience market located at 217 North Long Beach Boulevard), presented the City Council with a revised site plan and brief letter of 25 voluntary conditions formulated and prepared since the Planning Commission's public hearing. Mr. Catherman petitioned the City Council to reverse the decision of the Planning Commission for the following reasons 1) current track record of the applicant, 2) volunteered 25 conditions 3) plans to spend over \$250,000 improving the site, adding three additional parking spaces, nine floodlights outside, limiting the alcohol sales area to no more than 10% of the site, security and video monitoring system (inside and outside the building), all sales employees will undergo state alcohol sales training, installation of an electronic scanning system for identification when alcohol is purchased, signage outside, an agreement with the Sheriff's Department to arrest individuals loitering in or around the site, 24hour hotline to report complaints, and lastly Mr. Ju agrees to returning within a year for a status report on their operations.

David Ju, managing partner for DJDP Enterprise, reported that two years ago they opened their business at 217 North Long Beach Boulevard which had a history of public nuisance problems. Mr. Ju indicated that after taking corrective actions on the property for six months, they have yet to receive a complaint or citation from the City, the Department of ABC, or the Sheriff's Department. And as a result, Mr. Ju has requested permission from the City to sell alcohol, beer and wine at another convenience store located at 200 West Rosecrans Avenue and pledges to operate in the same manner that they have been for the past two years at 217 North Long Beach Boulevard.

PUBLIC COMMENTS ON THE PUBLIC HEARING

The following persons spoke in support of the City Council reversing the Planning Commission's decision to deny conditional use permit case no. 2781 - a request to allow the sale of alcohol, beer and wine (a type 21 alcohol license) an accessory use to a convenience store located at 200 West Rosecrans Avenue, Compton, California: David Irons, Cynthia Nun, Brian Jordan, Lisa Lang, Floyd Smith, James Hamilton, Rodney Lomack, Ricky Biden, Melvin Hoard, Kim Corns, Desiree Ellis, Stella L., Emilio Morales, Benjamin Holifield, Mike Chattom, D. Reyes, Chef Basil, Ernie Bennett, and Ms. K.

#4.

The following persons spoke in opposition to the City Council reversing the Planning Commission's decision to deny conditional use permit case no. 2781 - a request to allow the sale of alcohol, beer and wine (a type 21 alcohol license) an accessory use to a convenience store located at 200 West Rosecrans Avenue, Compton, California: Tajai Cole, LaTosha Cole, Juan Ruiz, Hector Flores, Jose Ramirez, Marjorie Shipp, Pablo Arroyo, Marilyn Lamas, Val Dudley, Curt Turner, Maurice Collins, Joanna Flores, Lisa Flores, Joyce Kelly, and Lynn Boone.

On motion by Zurita, seconded by Galvan, the public hearing was closed at 5:20 p.m., by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Sharif, Brown

NOES: Council Members - None

ABSENT: Council Members - Arceneaux

COUNCIL COMMENTS ON THE PUBLIC HEARING

City Attorney Cornwell stated that members of the City Council received the letter referred to by Rob Catherman on November 16, 2015.

Councilperson Galvan articulated his support for the sale of alcohol, beer and wine at 200 Rosecrans Avenue due to the positive change that have taken place at Mr. Ju's convenience store located at 217 Long Beach Boulevard which was previously known for being a public nuisance. Mr. Galvan contended that the business owner is legitimate, has a business degree from the University of Southern California, and has a genuine desire to improve the community.

Councilperson Zurita explained the differences in the process of convenience store owners obtaining a permit to sell alcohol, beer and wine versus larger retail markets. Ms. Zurita voiced her support for the applicant's request to sell alcohol, beer and wine and asked that everyone give Mr. Ju a chance to expand and enrich the business at 200 Rosecrans Avenue before subjecting their judgments.

Councilperson Sharif acknowledged the comments and concerns expressed by the residents and further articulated her reservations for an over-concentration of alcohol related products being sold in the City of Compton. She went on to cite the City's policy and ABC guidelines on businesses selling alcohol in a particular census tract – and stated that because Food4Less sells liquor-related products, three alcohol licenses have already been issued in that area (Jerry's liquor, Superior Grocers, and Food4Less.)

Robert Delgadillo maintained that Food4Less is not under this census tract.

Councilperson Sharif stated that there seems to be an over-abundance of liquor stores in the City of Compton and asked whether or not Mr. Ju's business can be successfully operated without the liquor license.

Mr. Ju acknowledged the concerns expressed by Councilperson Sharif and the residents and further invited them to observe his operations at 217 North Long Beach Boulevard.

Mayor Brown began discussions with Mr. Delgadillo regarding the conditions surrounding this application, the number of liquor licenses issued per census tract, the historical use of this store, and the requirements for small businesses to obtain a conditional use permit to sell alcohol, beer and wine as per the Compton Municipal Code.

Mayor Brown thanked everyone for expressing themselves on this issue and for being a part of the public process. She contended that this is not a liquor store but a convenience store that is proposing to allow only 10% of the area to sell liquor. Mayor Brown suggested that Mr. Ju return in one year for a final approval to address any instances of crime and flagrancy in the event this item is approved by the City Council.

3. REQUESTING CITY COUNCIL'S ACTION TO AFFIRM, AMEND OR REVERSE THE PLANNING COMMISSION'S DECISION TO DENY CONDITIONAL USE PERMIT CASE NO. 2781 - A REQUEST TO ALLOW THE SALE OF ALCOHOL, BEER AND WINE (A TYPE 21 ALCOHOL LICENSE) AS AN ACCESSORY USE TO A CONVENIENCE STORE LOCATED AT 200 WEST ROSECRANS AVENUE, COMPTON (ACTION ITEM)

On motion by Galvan, seconded by Zurita, to reverse the Planning Commission's decision to deny conditional use permit case no. 2781 - a request to allow the sale of alcohol, beer and wine (a type 21 alcohol license) an accessory use to a convenience store located at 200 West Rosecrans Avenue, Compton and (include the 25 voluntary conditions), by the following vote on roll call:

AYES: Council Members - Zurita, Galvan, Brown

NOES: Council Members - Sharif

ABSENT: Council Members - Arceneaux

Councilperson Galvan proposed that the City designate someone to inspect the maintenance and activities at local liquor stores to ensure that they uphold a certain standard.

Mayor Brown agreed with Councilperson Galvan and proposed that the City Attorney bring back a liquor store ordinance that provides standards for signage, lighting, surveillance, and methods of operations.

PUBLIC COMMENTS ON AGENDA ITEMS AND NON-AGENDA MATTERS

David Irons, Compton resident, contended that the City Charter was never intended to uphold the rights of African Americans and suggested it be amended. He also asked that the City Council consider the rehabilitation of the Martin Luther King Jr./Cesar Chavez monument and affirmed that were it not for their works, women would not have the right to vote or have opportunities to work in certain positions. He cited the need for entrepreneurs in leadership and management positions and further emphasized the need for the City to finish projects before beginning new ones.

Benjamin Holifield, Compton resident, commended the members of the City Council for voting to reverse the decision by the Planning Commission to deny an alcohol, beer and wine permit to a business owner. He went on to state that he supports the idea of renovating and illuminating the areas surrounding liquor stores, particularly the store on Alondra Boulevard and Long Beach Boulevard. He suggested that certain individuals "stay in their lane" as it relates to designated areas of expertise and responsibility. He further asked that the City Manager work with solution-minded longstanding residents in the community to help move the City forward.

Floyd Smith, Compton resident and Midland Park representative, petitioned the City Council to help him circumvent the permit process for hosting a carnival show in the City of Compton November 5-8, 2015 to help raise money for the benefit of a non-profit youth organization. He indicated that after telling a Compton city employee his intentions and returning his application on September 16, 2015, he did not receive a (denied) response until October 29, 2015. Mr. Smith mentioned speaking to this City employee again on Tuesday, November 3, 2015 but was denied again without any written recourse. He further stated that due to the absence of a councilperson and Mayor Brown at a regularly scheduled City Council meeting, he was unable to bring the matter before them to get the issue resolved.

Mayor Brown clarified that she was sick on November 3, 2015 and not evading her duties as an elected official.

Shantell Blais, carnival vendor, petitioned the City Council to pardon a \$1421.68 citation she received from code enforcement for attempting to host a carnival at 2100 Rosecrans Avenue on Friday, November 6, 2015. Ms. Blais maintained that she followed the City's protocol for pulling a permit to host the carnival but was unable to complete the process due to the unavailability of staff members and the City's closure on Fridays.