

ITEM 3



Planning & Economic Development Department

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PLANNING COMMISSION MINUTES

WEDNESDAY, FEBRUARY 10, 2010

7:00 P.M.

CITY HALL COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE

1) **PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was led by Commissioner Darden.

2) **ROLL CALL**

Commissioners Present:

Juanita Green-Wright
Lillie P. Darden
Michael Hill
Kim Saunders
Cleo Turner

Staff Representatives Present:

Derek Hull
Anita Aviles

3) **APPROVAL OF MINUTES** – January 13, 2010. It was moved by Commissioner Turner that the minutes of January 13, 2010 be approved. The motion was seconded by Commissioner Hill and carried unanimously.

4) **PUBLIC HEARING ITEM(S)**

Chairperson Green-Wright requested per Staff's recommendation that two items be taken off the agenda. Staff recommends that Conditional Use Permit Case No. 2637 be continued off calendar and Planning Commission Appeal Case No. 09-01 be continued to May 12, 2010.

It was moved to by Commissioner Turner, second by Commissioner Darden to continue Conditional Use Permit Case No. 2637 and Planning Commission Appeal Case No. 09-01.

a. **ENVIRONMENTAL ASSESSMENT NO. 09-03/MITIGATED NEGATIVE DECLARATION NO. 923/FINDING OF NO SIGNIFICANT IMPACT NO. 001** – A request of the City of Compton to redevelop a 5.11 gross acre site (222,772 square feet) which includes the following improvements: 1) the demolition of the existing MTA Transit Center; 2) the construction of a two-story Transit Management Operation Center that will contain 7,600 square feet that will be fronting along North Willowbrook Avenue; 3) the construction of a new Transit Plaza along North Willowbrook Avenue; 4) the construction and installation of three (3) forty (40) foot bus bays along North Willowbrook Avenue; 5) the construction and installation of five (5) sixty (60) foot bus bays along Palmer Street; 6) the construction and installation of a new Bus Canopy that will cover 12,175 square feet along North Willowbrook Avenue and Palmer Street; 7) the construction and installation of

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right-of-way street improvements, including parkways and landscaping, on North Willowbrook Avenue, Palmer Street, North Tamarind Avenue and East Carson Place; 8) the construction and installation of off-site street improvements, including parkway hardscape and landscaping, along North Willowbrook Avenue, Palmer Street, North Tamarind Avenue and East Carson Place; 9) the installation of a new “COMPTON” identification sign along North Willowbrook Avenue; 10) the construction and installation of off-site infrastructure improvement; and, 11) temporary construction activities, including temporary lighting, limited vehicular and pedestrian circulation, and temporary road closure at 300-310 N. Willowbrook Ave., Compton, in the C-L (Limited Commercial) zone.

Chairperson Green-Wright asked if the questions from last month were included in the package.

Staff Representative Hull stated that they should be summarized in the Planning Commission Minutes.

Staff Representative Hull proceeded with the presentation.

Staff Representative Hull stated that the presentation is for Environmental Assessment 09-003, Mitigated Negative Declaration No. 923, and Finding of No Significant Impact No. 001.

The project is located at 300-310 North Willowbrook Avenue a request for redevelopment of transit center area and adoption of environmental documents. The applicant for the project is the City of Compton, the project Manager is Community Redevelopment Agency C/O Michael Antwine.

Staff Representative Hull stated that the applicant is requesting adoption of the environmental documents related to the Dr. Martin Luther King Jr. Transit Center project, in accordance with the National Environmental Protection Act (NEPA) and the California Environmental Quality Act (CEQA).

Staff Representative Hull stated that the project site consists of two (2) city-owned properties that contain a total area of approximately 5.05 acres. The project site is a rectangular shaped parcel of land located on the northeast corner of Willowbrook Avenue and Vernice Dredd Street (formally known as Palmer Street).

The project site is currently vacant but previously housed the Martin Luther King Transit Center. The Martin Luther King, Jr. Transit Center (MLKTC) served as the layover space for (8) Metro buses, City of Compton Renaissance Bus Transit System, Dial-a-Ride Services, Dial-a-Taxi Service, Park and Ride facility, child daycare center, (2) retail shops, and a large, City operated, community room.

Staff Representative Hull stated that the City of Compton in an effort to revitalize this area has negotiated various key developments in the immediate vicinity (i.e. Willow Walk townhome development, a Senior Community Center, Meta Housing Senior Rental Housing, etc.). The City’s current proposal includes the building of a new transit center and



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related improvements. The transit center improvements include the closure of Willowbrook Avenue between Vernice Dredd Street and the southern property line of the Willow Walk development for the creation of a pedestrian plaza, the re-routing of vehicle traffic along Vernice Dredd Street to Tamarind Avenue, the extension of Carson Place to Tamarind Avenue to accommodate for the re-routing of buses, the construction of a 7,600 square foot, two-story, traffic management and operations center (TMOC), a new temporary parking lot and the eventual construction of a new parking structure, a new bus depot, and various off-site improvements (i.e. hardscape, landscape and irrigation). Development of a new transit center, on City owned property is permitted by right in the Limited Commercial (C-L) zone. However the funding sources for the project requires environmental review, approval and adoption of the environmental documents in accordance with NEPA and CEQA guidelines. The City therefore requests that the Commission to adopt the attached environmental documents.

Staff Representative Hull stated that the General Plan designations for the project site are Public/Quasi-Public and General Commercial. Designation to the North is General Commercial, to the South is General Commercial, and to the East is High Density Residential.

Zoning designation for the project site is Limited Commercial. Designation to the North is Limited Commercial, to the South is Limited Commercial, and to the East is High Density Residential.

Formerly this site housed the Martin Luther King Jr. Transit Center and park-n-ride parking lot. Property to the North is a gated townhouse community, to the South is a large regional commercial shopping center, and to the East is a vacant parcel of land.

The project is within the Redevelopment Area.

Staff Representative Hull stated that CEQA-Mitigated Negative Declaration No. 923 review was performed and NEPA-Finding of No Significant Impact No. 001 was also conducted.

Staff Representative Hull stated that the City's consultant, Municipal Resource Center, has reviewed the proposal and determined that a Finding of No Significant Impact, in accordance with the National Environmental Protection Act and a Mitigated Negative Declaration, in accordance with the California Environmental Quality Act is appropriate for the scope of the project.

Staff Representative Hull stated that the project includes the construction of a 7,600 square foot, two-story Traffic Management and Operations Center (TMOC) building that will be located on the north-easterly corner of the project site. The project proposes on the first floor, approximately 1,200 square feet of retail space and a security office. The security office is located within a glass box that allows wider visibility for security as well as allowing visual display monitors enabling the security office to become an educational center as well. The monitors will inform transit station occupants to view vehicular, bus, and light rail circulation throughout the City and gain more insight on the functioning of the public transportation system.



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The second floor houses approximately 3,300 square feet of office space. This office will provide space for the Traffic Management and Operations Center, Dial-a-Ride dispatch, and a large city Administrative Conference Room. The second floor office space will seem to hover above the retail area overlooking the Transit Plaza through an all glass west elevation.

Other important facts for the project is that there are several off-site improvements including landscaping, landscaped spaces will be provided along the street now known as Willowbrook Avenue. It will also include the installation of lighting, canopies, that will hover above the area where the buses will be traveling down. As well as, a temporary parking lot with approximately 75 spaces for users of the Transit Center. The bus layover canopy not only serves as a functional piece in the transportation aspect of the project, but assists in the branding for the center and provides Compton with architecture that becomes a recognizable icon. During the day, the fabric membranes will look as though they float above the buses and pedestrians. While in the evening, the pillars light up and become a way finding element.

Staff Representative Hull stated that the environmental documents were appropriately advertised in accordance with NEPA and CEQA regulations. As of January 7, 2010, no calls or correspondence in support or opposition of this project have been received. Consequently, staff recommends that Planning Commission recommends to City Council to adopt Environmental Assessment 09-003, Finding of No Significant Impact No. 001 and Mitigated Negative Declaration No. 923, subject to the findings contained in the staff report.

Applicant, Mr. Michael Antwine, Deputy Director, Community Redevelopment Agency, stated that he is available to answer any questions in regards to the proposal presented.

Commissioner Hill asked if Mr. Antwine could address the concerns that the City Attorney's Office had at last month's meeting regarding the discrepancies in the environmental documents.

Mr. Antwine stated that he will refer those questions to the environmental consultant, Oliver Mujica of Municipal Resource Center. He will be able to answer any other questions.

City Attorney, Anita Aviles stated that one of the concerns that they had was whether or not the Commission had the authority to adopt the environmental documents. As noted now in the staff report it recommends that the Planning Commission recommends to the City Council adoption of the environmental documents.

Attorney Aviles stated that she met with the environmental consultant and he explained some of the concerns that she had with the mitigated measures. She stated that she was satisfied with the explanation.

Attorney Aviles stated that there were a couple of references with the project being in compliance with Municipal Code that is finding for Environmental Assessment No. 1 and



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in page 9 of the Mitigated Measures there is a Land Use in Planning (LUP1) that talks about the zoning ordinance that states that pursuant to the zoning ordinance all development proposals are required to be reviewed for compliance with the City's Land Use and Development Regulations, therefore the project shall be required to obtain such clearance. Attorney Aviles stated that the City Attorney's Office looked at this issue and wanted to remind the Planning Commission that under the Municipal Code there is a section that exempts projects on property that are owned by the City, the Redevelopment Agency, or the Housing Authority from compliance with the zoning ordinance, therefore it will not be necessary to seek a CUP or a Variance, or anything of that nature. Attorney Aviles stated that she wanted to remind them to put in record.

Staff Representative Hull stated that there is currently an existing problem in the Zoning Ordinance. The City Attorney and Planning and Economic Development staff will be looking at rewriting the entire ordinance to allow the Commission to act on environmental documents. The reason why the Commission can't act on this is because in the Charter and in the Zoning Ordinance it doesn't specifically state that the Commission can act on environmental documents. The Commission has acted on them in the past but it is the opinion of the City Attorney that in moving forward they can't render decisions on environmental documents. At this point until the Zoning Ordinance is modified the Commission will recommend to the City Council approval of those documents.

Environmental Consultant, Oliver Mujica, Municipal Resource Center, 22541 Wakefield Dr., Mission Viejo, stated that he appreciated the opportunity to discuss with the City Attorney last month's questions and clarify how they came about with the recommendations. A lot had to do with them having the state and federal guidelines which have different terminology in how an item is evaluated.

Commissioner Darden stated that she noticed that in the present staff report there is only one condition of approval as opposed to the staff report presented in January.

Staff Representative Hull stated that the City Attorney, the Consultant, and staff met and came up with the idea that since there was no application there will not be any conditions of approval that were free standing. Therefore, the conditions of approval were incorporated in the Mitigated and Monitoring Report.

Commissioner Saunders stated that her greatest concern for staff is how she supposed to apply her technical expertise as a Planning Commissioner to this information when she was only given less than 24 hours to review it. Commissioner Saunders stated that she has not had enough time to review it, therefore she feels uncomfortable making any recommendations.

Chairperson Green-Wright stated that Commissioner Saunders had some questions that were entered in the minutes last month. One of the questions that concerns her is the one regarding the educational center that states that "The security office is located within a glass box that allows wider visibility for security as well as allowing visual display monitors enabling the security office to become an educational center as well", in the new piece it doesn't mention the fact of the educational center. Chairperson Green-



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Wright asked if the security booth would be used for a two-fold purpose and if there be an educational area in the facility.

Mr. Antwine stated that the glass office will be only for security and will not be a multi-purpose use. He stated that at last month's meeting the Commission requested dimensions for the facility. The security glass office will be over 300 sq. ft. A second question that had aroused at the last meeting was the lease space available at the new transit center is approximately 1066 sq. ft. in the first floor. The second floor will also house the Transportation and Management Operational Center, approximately 700 sq. ft. conference room, 5 general office space that are approximately 200 sq. ft. each, a total of 1000 sq. ft. of the general office related space uses, approximately 1400 sq. ft. for administrative area that will house a majority of administrative/clerical positions for the TMOC. That will address the dimensions and layout of the new transit center.

Mr. Antwine addressed the question that the Commission had regarding the infrastructure. Mr. Antwine stated that he met with the IT Department and the Agency's Architect and they indicated that sufficient utilities and infrastructure has been setup for a typical WiFi system in today's market. The Agency is working with the IT Department and has confirmed that, so once the building is constructed the next piece will be to get the hardware to allow WiFi related access to occur in the facility. Within the second floor a 90 sq. ft. communications and electrical room that will house the electrical components to allow for the WiFi.

Mr. Antwine stated that those were two questions that he recalls that were deferred from the last meeting.

Chairperson Green-Wright stated that there was another question regarding the retail mix of the property.

Mr. Antwine stated that the retail mix has not been determined, as he mentioned before there is approximately 1066 sq. ft. on the first floor available for lease. Some of that square footage will be for the bus facilities (i.e. the Greyhound and Compton Transit) the whole 1000 sq. ft. has not been allocated to any specific entity.

Chairperson Green-Wright asked if the kiosks were part of the project.

Mr. Antwine stated that the Agency is still working with the Planning and Economic Development Department's Director as it relates to a kiosks type of program.

Staff Representative Hull stated that the kiosks are going into two locations, one is going to be at City Hall out in the promenade and the other location is going to be at the transit center on the pedestrian promenade. The concept behind the kiosks is for those individuals that can't afford businesses and do not have an overhead to own a building to provide some basic general type of services. They will be setup to sell non-perishable goods primarily or other service related activities.



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There being no further comments, Commissioner Turner moved to close the public hearing regarding **Environmental Assessment No. 09-03/Mitigated Negative Declaration No. 923/Finding of No Significant Impact No. 001**. The motion was seconded by Commissioner Darden and carried unanimously.

Commissioner Turner moved to recommend to the City Council **Environmental Assessment No. 09-03/Mitigated Negative Declaration No. 923/Finding of No Significant Impact No. 001**. The motion was seconded by Commissioner Darden. **Environmental Assessment No. 09-03/Mitigated Negative Declaration No. 923/Finding of No Significant Impact No. 001** was recommended to the City Council unanimously.

- b. **REDEVELOPMENT PLAN AMENDMENT 2010** – A request of the Community Redevelopment Agency of the City of Compton to review and approve the proposed boundaries for proposed Redevelopment Plan Amendment 2010 and the corresponding Preliminary Plan, pursuant to Section 33322 of the California Community Redevelopment Law, Health & Safety Code.

The Applicant, Kofi Sefa-Boakye, Director, Redevelopment Agency, stated that the purpose of this request is for the Planning Commission's to review and approve the redevelopment boundaries for a proposed amendment of the redevelopment project areas. The Redevelopment Agency was formed in 1971, since then the Agency has had a series of amendments. The purpose of these amendments are to expand the boundaries to better service the community by utilizing sources under the redevelopment power. Last month in January the City Council preliminarily approved the survey area that the Agency had selected. Within the survey area the Agency went ahead and identified certain areas in the City. In accordance with the Redevelopment Law the Planning Commission has to review and approve the areas that were selected in the survey area and approve the preliminary plan of the newly proposed redevelopment boundaries. Mr. Sefa-Boakye stated that the consultants that are working with Agency on this project, The Davis Company and Municipal Resource Center are present.

Mr. Sefa-Boakye stated that the Agency originally adopted its Redevelopment Plan in March 9, 1971, and has subsequently amended such plan from time to time. The most recent amendment to the Agency Redevelopment Plan was in 1991, which is now called Project Area A-1, which consists of an additional 977 acres. Today, approximately 2,635 acres are encompassed by the existing Redevelopment Project Area.

Mr. Sefa-Boakye stated that on January 12, 2010, the City Council approved the boundaries of the Survey Area and as the Agency's legislative body, have initiated proceedings for a proposed addition of new territory to the existing Redevelopment Project Area and Plan, as amended, pursuant to the California Community Redevelopment Law, Health & Safety Code Section 33000, *et seq.*

Consultant, Jim Williams, The Davis Company, stated that the purpose of this project is to add several sub-areas to the existing project area. The areas are comprised into nine sub-areas as seen in the presentation with a total of 268 acres. A preliminary review of these



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areas was conducted and was determined that the blight conditions required by Redevelopment exist. Under the current Redevelopment Law there has to be a finding that both physical and economic blight exist within these areas. Further, they reviewed with the County Chief Administrative Office for their concurrence and determined that blight does exist in these areas. There was one area that they didn't agree with which was taken out. The point is that with that concurrence it minimizes external opposition to the process. If the sub-areas are approved then they will be forwarded to CDC for their concurrence. The County Auditor Controller will be advised that the Agency is in the process of doing an amendment that will result when the amendment is approved a new base year. Tax increments will be established for these areas. In the future new taxes will be divided between the Redevelopment Agency and other taxing agencies (i.e. the school district, the County of Los Angeles, and various county districts). Over the 45 years of life of these sub-areas the Agency will collect approximately 65% of tax increments, other agencies will collect about 30%. The money will be used for both housing improvements and other improvements in the sub-areas including assistance to businesses and public facilities.

Commissioner Saunders asked how taxation in these sub-areas impact the homeowners.

Mr. Williams stated that there will be no changes, there will be no tax increases. Meaning that when a Redevelopment Area is amended there is no increase in taxes, the homeowners will continue to pay the same amount of taxes.

Commissioner Saunders stated that this preliminary process and research requires collaboration of the Planning Commission, which did not occur. How much documentation was created to the support this request because it seems like this was a lengthy process and there is information that the Commission needs to go through before making any decisions.

Mr. Williams stated that there was a staff report that was presented to the City Council on January 12, 2010 that included a background analysis of the economic conditions which was discussed internally with staff. That information could be provided for review.

Commissioner Turner asked Mr. Williams if he could describe the areas that had been determined as blighted area.

Mr. Williams stated that the staff report has a description of the street boundaries for each of the sub-areas.

Mr. Mujica stated that the presentation shows a slide for each sub-area, a total of nine with a brief description that describes the area and identifies what the blighting condition is for that area. Mr. Mujica stated that he can go through each slide.

Chairperson Green-Wright asked if Sub-Area 1 was in the County or the City.

Mr. Williams stated that sub-area is a City boundary on El Segundo which consists of a short sub-area of commercial and some industrial. In reviewing that area they notice the lease rates were low and there is physical deterioration in the buildings.



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Mr. Williams stated that **Sub-Area 2** is generally located on the north side of Rosecrans Avenue between Northwood Avenue and Wilmington Avenue. This Sub-Area contains approximately 29.1 acres. The existing land use is an athletic field and recreational park. While there are no existing blight conditions, this sub-area will be included into the redevelopment project area in order to utilize redevelopment funding for future improvements.

Mr. Williams stated that **Sub-Area 3** is generally located along the east side of Alameda Street between Rosecrans Avenue and Otis Street. This Sub-Area contains approximately 18.7 acres. The existing land uses are predominantly obsolete industrial buildings and facilities. The physical blight conditions include unsafe and unhealthy buildings, dilapidated and deteriorated buildings, and defective building design and construction. The economic blight conditions include depreciated or stagnant property values.

Mr. Williams stated that **Sub-Area 4** is generally located near the southeast corner of Long Beach Boulevard and Rosecrans Avenue. This Sub-Area contains approximately 20.8 acres. The existing land uses include a mixture of single-family and multi-family structures. The physical blight conditions include unsafe and unhealthy buildings, and dilapidated and deteriorated buildings. The economic blight conditions include depreciated or stagnant property values, and high crime rates and activities.

Mr. Williams stated that **Sub-Area 5** is generally located south of Compton Boulevard and north of Laurel Street between Alameda Street and Santa Fe Avenue. This Sub-Area contains approximately 8.3 acres. The existing land uses include single-family residences. The physical blight conditions include dilapidated and deteriorated buildings. The economic blight conditions include depreciated or stagnant property values.

Mr. Williams stated that **Sub-Area 6** is generally located between Alameda Street and Willowbrook Avenue and between Raymond Street and Bennett Street. This Sub-Area contains approximately 54.0 acres. The existing land uses are predominantly single-family residences with a mix of multi-family structures. The physical blight conditions include dilapidated and deteriorated buildings. The economic blight conditions include depreciated or stagnant property values.

Mr. Williams stated that **Sub-Area 7** is generally located along the north side of Greenleaf Boulevard between Willowbrook Avenue and Wilmington Avenue. This Sub-Area contains approximately 16.7 acres. The existing land uses include single-family residences. The physical blight conditions include dilapidated and deteriorated buildings, and irregular lot sizes and configurations. The economic blight conditions include depreciated or stagnant property values.

Mr. Williams stated that **Sub-Area 8** is generally located on the south side of Alondra Boulevard between Dwight Avenue and Northwood Avenue. This Sub-Area contains approximately 22.5 acres. The existing land uses are predominantly multi-family structures with a mixture of single-family residences. The physical blight conditions include unsafe and unhealthy buildings, and dilapidated and deteriorated buildings. The economic blight



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conditions include depreciated or stagnant property values, and high crime rates and activities.

Mr. Williams stated that **Sub-Area 9** is generally located on the northeast corner of Alondra Boulevard and Wilmington Avenue and along the west side of Compton Creek. This Sub-Area contains approximately 77.8 acres. The existing land uses include a mixture of single-family and multi-family structures. The physical blight conditions include unsafe and unhealthy buildings, dilapidated and deteriorated buildings, and irregular lot sizes and configurations. The economic blight conditions include depreciated or stagnant property values, and high crime rates and activities.

Chairperson Green-Wright asked if this is approved and plans are to clean up the blight where will all those people go.

Mr. Sefa-Boakye stated that according with the law the existing residents will not be impacted. But, before any activity is carried out there will have to be a strategy in place to create better results for those that will eventually be impacted.

Commissioner Saunders expressed her concern that the Agency is talking about removing urban blight, removing people, tearing down neighborhoods, no statistical data, and crime, how does the Agency expect the Commission to participate and agree with what they say is blight, if the Commission has no information. What the Agency believes is blight the Commission might not agree with those areas. Ms. Saunders stated that the brief presentation was not sufficient to make the appropriate decision without the proper data. She certainly understands the need to remove blight in the City, but the vague resources provided to them are not sufficient, if she is going to make a decision on people's lives and neighborhoods, she needs more than a 24 hour period to read the material.

Chairperson Green-Wright clarified that what the Commissioners normally do is go out to the sites to make sure that they are making the right decision on each of the cases. Therefore, it is important that they get the material in advance.

Mr. Williams stated that this is the first step to a process that will take about a year to document. There will be a detailed blight analysis that needs to be completed assuming that the City Council agrees with the boundaries that will be undertaken. Mr. Williams stated that a blight analysis will have to be completed and that would require about four months. Then, a Preliminary Report has to be prepared with detailed written descriptions of those blighted conditions. After that Preliminary Report is done, they will meet with all the other taxing agencies to review it. The revised Redevelopment Plan will then go back to the Commission for review and comment, ultimately after that it will go to the CDC and the Planning Commission for a joint public hearing were it will be determined whether those areas are in-fact blighted. This is the first legal step of giving the Redevelopment Agency the authorization to proceed with the study of these areas.

Commissioner Hill stated that he has been a resident of the City of Compton for over 50 years and does not agree with some of the areas indicated as blighted in the Preliminary Plan.



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Chairperson Green-Wright asked for clarification on the steps taken to clean up the areas.

Mr. Sefa-Boakye stated that when it comes to blight the first thing that comes into people's mind is displacement, eminent domain, that doesn't happen because of the Redevelopment Law that was adopted, that prevents eminent domain in owner occupied property. The Redevelopment Agency is moving forward from old to new without displacing people that are living in the community.

Commissioner Hill stated that the Agency has to look into other strategies as to how to let the community know of what the Agency is doing.

Mr. Sefa-Boakye stated that redevelopment is about jobs, enhancing existing structures, providing additional revenue. Without redevelopment it will be going to other communities. The whole purpose of redevelopment is to recapture and prevent the county from taking this community's money and dumping it in other areas. At the same time it helps residents, homeowners, and tenants to enhance their neighborhoods so their property values go up without paying higher taxes.

Commissioner Hill stated that this is what the community needs to hear, but unfortunately they are not.

Mr. Sefa-Boakye stated that the Agency has send out brochures and they will be attending block club meetings to let the community know what redevelopment is all about. Mr. Sefa-Boakye stated that the Gateway Towne Center is a great example of redevelopment.

Chairperson Green-Wright stated that since the subject has been brought out about the Gateway Towne Center, she notice that the parking lot gets filled with water when it rains. She asked Mr. Sefa-Boakye if he can look into working with the developer to correct the situation.

Mr. Sefa-Boakye stated that he is communication with Prism Realty, the developer and will mention to them the situation. The Agency and Prism Realty are currently looking into developing the second phase of the project and will take that issue into consideration.

Commissioner Hill stated that when the project was reviewed by the Commission one of the concerns was that they did not want the runoff water to go into the Compton Creek for contamination purposes. Therefore, the way that it was directed must not have been the appropriate.

Chairperson Green-Wright suggested that they install drainage to keep the water from standing in the parking lot.

Commissioner Saunders read Paragraph 2 of Page 2, "The Planning Commission may select one or more project areas comprised of all or part of any survey area,... The Planning Commission shall formulate a preliminary plan for the redevelopment of each selected



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project area.” Therefore, Ms. Saunders stated that the Commission should have the necessary tools available to choose blighted areas.

Mr. Williams stated that the Commission can add or delete to the selected areas.

Commissioner Saunders asked for the criteria when selecting a blighted area.

Mr. Williams stated that he provide them with a detailed description of the what the law states.

Commissioner Saunders also asked for the statistical information as it relates to high crime activities. Ms. Saunders stated that she would like to be able to compare yearly activity within these areas.

Mr. Antwine stated that there are other components that the Agency takes into consideration in addition to crime, like property values, the physical condition of building and structures, the income, and social/economic status. That information can also be provided in addition to crime, more pertinent would be the property values, the physical things that can actually be assess and put numbers into it to determine the physical and economic blight.

Commissioner Saunders asked how useful will the property values information be being that the property value has declined.

Mr. Antwine stated that this information is very useful because there are not a lot of single-family homes as part of the survey area presented to the Commission. The percentage is very minimal, however if you look at comparisons to the surrounding areas and the county you have a greater determination of the area. For example as part of this process the Agency and the consultant, The Davis Company, compared those values of the targeted areas with the surrounding cities like Lynwood, Compton, South Los Angeles Unincorporated Areas, and Paramount, taking into consideration the recent recession. Single-family was the primarily hit in the housing burst in this recession and that percentage was very minimal, therefore for this proposal it won't be as significant. The majority of the residential are occupied multi-family which has had some reduction in property value but it is not as significant as single-family.

There being no further comments, Commissioner Turner moved to close the public hearing regarding **Redevelopment Plan Amendment 2010**. The motion was seconded by Commissioner Saunders and carried unanimously.

It was moved to by Commissioner Saunders, second by Commissioner Hill to continue **Redevelopment Plan Amendment 2010** in order to gather additional documentation for the Commission to assess the proposed project areas and to make recommendations for additional proposed project areas.

- c. **CONDITIONAL USE PERMIT CASE NO. 2637** – A request of T-Mobile to construct a wireless facility consisting of a 47' high mono-palm with 12 panel antennas, a parabolic



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antenna and an equipment enclosure at the base at 1909 W. Compton Blvd., Compton, in the C-L (Limited Commercial) Zone.

It was moved to by Commissioner Turner, second by Commissioner Darden to continue Conditional Use Permit Case No. 2637 until further notice.

- d. PLANNING COMMISSION APPEAL CASE NO. 09-01** – A request of Kizure Iron Works, LLC to appeal the Planning & Economic Development Director's Notice of Violation/Abatement at 1950 N. Central Avenue in the Low Density Residential (R-L) zone.

It was moved to by Commissioner Turner, second by Commissioner Darden to continue Planning Commission Appeal Case No. 09-01 until May 12, 2010.

5) INFORMATIONAL ITEM (A Report of Previously Approved Cases)

Commissioner Saunders asked if Burlington had a proposed date as to when they will be opening.

Staff Representative Hull stated that they had stated that they will be opening in March 2010, but they have now moved it to September 2010.

6) OLD BUSINESS

Staff Representative Hull reminded the Commission to submit travel arrangements to staff for the APA Conference.

7) NEW BUSINESS

Staff Representative Hull stated that Thursday, February 11, 2010 and possibly on Saturday, February 13, 2010 the Community Garden Projects in conjunction with the Compton Creek will take place. Construction has already started near Centennial High School at the west side of the Creek. The other that is complete is the one at Home Depot and 24-Hour Fitness next to the bike trail is going to start development. The third is the Raymond Street Park. Mr. Hull requested if the Commission is available to attend tomorrow at 9:00 a.m. at Raymond Street Park.

8) COMMISSION COMMENTS

Commissioner Darden complained about the unmaintained property at the corner of Wilmington Avenue and Alondra Boulevard.

Commissioner Darden asked for a status on the funding sources for the church being constructed on Alondra Boulevard.

Staff Representative Hull stated the County has identified funding sources and will be meeting with the County to find out the specification for using the funds. After that they could resume with the project within a couple of months.



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9) AUDIENCE COMMENTS

It was moved by Commissioner Hill that the meeting be adjourned. The motion was seconded by Commissioner Turner and carried unanimously.

**DEREK R. HULL, DIRECTOR
PLANNING AND ECONOMIC DEVELOPMENT**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**

