



Planning & Economic Development Department

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PLANNING COMMISSION MINUTES

WEDNESDAY, APRIL 14, 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 Saunders.

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** – February 10, 2010. It was moved by Commissioner Turner that the minutes of February 10, 2010 be approved. The motion was seconded by Commissioner Darden and carried unanimously.

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

A. **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.

Commissioner Turner moved that the public hearing regarding Redevelopment Plan Amendment 2010 be opened. The motion was seconded by Commissioner Saunders and carried unanimously.

The Applicant, Michael Antwine, Community Redevelopment Agency introduced himself and directed the remainder of the presentation to Jim Williams and Justine Davis of The Davis Company which is representing the Agency in the proposed Redevelopment Plan Amendment 2010.

Agency's Representative, Mr. Jim Williams, stated that two months ago he presented the Redevelopment Plan Amendment. At that time he presented the outline and discussed various areas in the City that the Agency wanted to include as an amendment to the Redevelopment Plan. At that point the Commission wanted to take a look at those areas and see if they believe that it should be part of project area and that the Commission might want to add areas to this project area.

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Mr. Williams stated they are back tonight for the Commission's determination, as to what the Commission consider to be the boundaries for the project areas. Mr. Williams stated that it is important that the Commission understands that they can add territory before it is sent to CDC. Once this determination has been made of what the boundaries are going to be, it will go to CDC and from that point the process will began.

Mr. Williams stated that after CDC receives it they may delete territory if they want to, but if CDC adds territory which was not included in the boundary outline, then it will have to come back to the Commission for approval. The second item that the Commission is involved in is the Redevelopment Process that is to determine whether the revised and amended Redevelopment Plan conforms to the General Plan, by law it must conform to the General Plan. When writing the Redevelopment Plan it will be checked consistency, but the Commission will have to make that finding after it is reviewed. Then it will have to go back to CDC and the City Council for the final hearing and approval of the amendments.

Mr. Williams stated that three things were included in the packets i.e. the PowerPoint presentation, a project calendar, and a summary of those aspects of those Redevelopment Law which relates to this presentation. These items are only for information.

Mr. Williams asked the Commission if they wished to see the presentation though it was included in the packets.

The Commission agreed that they were satisfied with the information included in the packets.

Commissioner Saunders appreciated receiving the information provided. Commissioner Saunders stated that she notice that there are four sub-areas that run along the Compton Creek, that is Sub-Area 1, 2, 9, 7, and almost of Sub-Area 6 and was interested to know since they run along the Compton Creek if those particular areas are somehow connected to another project or some type of significance to the Compton Creek and if some investment dollars are deride by the close proximity to the Compton Creek.

Mr. Antwine stated that there is not specific intent to aggregate parcels for proposed survey area based on the approximately to the creek. It just happen that through the process of identifying areas within the City they met the blight condition for the survey area and a lot of those survey areas happened to be along the creek area. Staff didn't specifically select those for leveraging purposes that will match the creek. However, opportunities could arise to allow the City at some point to utilize the proximity of the creek for future federal or state dollars, or resources that can enhance the creek and other adjoining properties in that area.



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Commission Saunders asked who is the managing agency for the Compton Creek and if the City benefit from any tax dollars associated with Compton Creek.

Mr. Antwine referred that question to Mr. Hull.

Staff Representative Hull stated that the project was initially initiated by the Public Works Department but the Planning and Economic Development Department is now doing the implementation of the funding sources which include the Community Block Grant funds, funds from Los Angeles County, and a separate grant from the County of Los Angeles, therefore there are no tax dollars going into the project.

Commissioner Saunders stated that the creek is called Compton Creek but it is really the City of Compton's.

Staff Representative Hull stated that it is under the jurisdiction of the Army Corps of Engineers.

Commissioner Saunders stated understands why Sub-area 1 which is at El Segundo Boulevard from Central Avenue to Compton Avenue is considered blighted, that is because of all the vacancies. She asked how would it impact the business owners of that area and if a plan is place of what is going to be done once the designation is completed.

Mr. Antwine referred the technical components to Mr. Williams.

Mr. Antwine stated that however the blighted analysis looks at the physical condition of the property, whether is substandard or if it's up to code. Obviously there are some nonconforming buildings in the area and they are not up to code creating aesthetically blight. However the Redevelopment Agency is planning to do commercial revitalization in that area and in that process the property will be engaged in encouraging owner participation agreements which allow the tenants to stay in place if they do not own the businesses themselves and allow the Agency and the City to work with them while they work with the property owners to redevelop the site. If it is significant redevelopment activity those businesses may be temporarily out of business or relocated, however those terms and conditions are worked out through the owner participation agreement. However, Staff does not have intent to do that and it has been the City Manager's decision, as well as the Council not to move business out of the City. . At this time they are looking forward to revitalizing the area basically to strengthen the economic base of El Segundo Corridor which is in the northern border area of the City with existing and additional retail and commercial.

Chairperson Green-Wright asked how many businesses are operating in that area at this time.



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Mr. Antwine stated that no more than twenty.

Commissioner Hill stated that based on the information that was submitted to them he notice the there were variations in terms of the valuations of some the properties. How were those values determined because normally they're broken down in terms of square footage.

Mr. Williams stated that those were taken from the County Assessor's rolls based on the parcel number so those are what their current assessed value are not the market value.

Commissioner Hill asked if the businesses were not able to maintain their current location if there was a plan to development a fair compensation.

Mr. Williams stated that shall that occur how the process works shall the property is appraised and a fair market value is determined, the agency hires an appraiser and the appraiser appraises the value established, if the owners disagrees he can hire its own appraiser and then they would have to resolve that. Generally speaking if agencies determine that they are going to buy the property under those circumstances it is usually high priced relative to the market. However, if the owners decide not to sell their property but they decide they want to make improvements to it, the agency can provide loans and terms of improvements to front of the building or the building itself. If an acquisition is needed generally those are worked out through negotiations.

Commissioner Hill asked that in the event of disagreeing with the assessed value can they possibly ask for arbitration.

Mr. Williams stated that the agency can agree to an arbitration but that would have to be between the two parties.

Commission Darden asked about how long the process was going to take.

Mr. Williams stated that it would take about a year as shown in the calendar.

Commissioner Darden stated that it would be a good idea to have a tour of the sites.

Mr. Antwine stated that the agency can coordinate with Mr. Hull's office a tour of the sites.

Chairperson Green-Wright asked since the Wilmington Arms area is considered blight, were would the people go?



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Mr. Williams stated that the agency is required to make a payment which is determined to be fair amount payment and locate a place to be relocated.

Commissioner Saunders asked that Sub-area 9 does not only show the Wilmington Arms but it includes the whole Sunny Cove community. She believes that it is incorrect because when she sees the definition for blighted community 80% of the community has to be considered blighted and that will not be a correct assessment of the neighborhood. Wilmington Arms is only a third of that community. Sunny Cove is one of our newer more established communities with home ownership and a very well kept community. She stated that will bring into question whether Wilmington Arms should be considered singularly or should the community Sub-Area 9 be removed from the recommendation all together.

Mr. Williams stated that the intention there was that the Wilmington Arms is the blighted area and he recognize that the areas around are nice. The intention there is that if assistance is needed for those adjacent areas because of the blighted conditions of the Wilmington Arms that assistance can be provided to those areas surrounding it as well, that is why it is included. It still meets the overall condition of blight it does not go by sub-area as to having a certain percentage. Mr. Williams stated that when area was reviewed with the County of Los Angeles they explained it to them and they agreed that it was sufficient blighting condition to include as one of the sub-areas.

Commissioner Saunders stated that she recognizes the tax increments from the Sunny Cove community as why it would be included but at the same time as a commissioner she would like to make sure that the Sunny Cove Community is not considered to be rehabilitated in a way that it would be destroyed or the citizens would have to relocate because she believes that part of the community should remain as it is only be provided with rehabilitation assistance and not to be disturbed.

Mr. Williams stated that he understands that and he will note it to be forwarded to the CDC.

Mr. Antwine stated that the agency agrees with the tax increments or the values of that area. Another significant purpose is that it allows the agency to utilize the revenues for the Sunny Cove community that includes the infrastructure improvements and rehabilitation. That is the benefit to include the Sunny Cove area in Sub-Area 9. By including that area the agency could use tax revenue to make improvements in that area.

Commissioner Saunders asked regarding Sub-Area 5 along Alameda Street between Compton Boulevard and Laurel Street. Ms. Saunders was concerned why the Compton Boulevard strip between Alameda Street and Santa Fe Avenue



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was not considered as blighted as dilapidated as it is. She asked why only consider the residential component of the community and exclude the commercial when that is part of possibly one of the next phases for main street redevelopment.

Mr. Antwine stated that that area is already incorporated as part of the Redevelopment Area.

Commissioner Saunders asked regarding Sub-Areas 7 and 8 which are adjacent to the Gateway Town Center if there is a visioning plan for that area which is consistent with the Compton Gateway Center.

Mr. Antwine stated that there is. It is in Redevelopment Plan that will be put forward and in the Agency's existing 5-year Implementation Plan that has identified it for revitalization and streetscape improvements and extensive commercial revitalization.

Chairperson Green-Wright stated that the area on Greenleaf Boulevard between Wilmington Avenue and Willowbrook Avenue there is no commercial.

Mr. Antwine stated that is the first lot that faces Greenleaf.

Commissioner Saunders stated that that the Richland Farms area should be a protective community as it relates to the properties between Willowbrook and Wilmington before the Commission decides how that area is going to be rehabbed. Those communities has not been designated as historical but along the way that community should be designated as a historical community for Compton because to have this agricultural community in a urban city neighbor like Compton is what makes the City unique. She would like to exclude Greenleaf from Wilmington to Willowbrook because it is a specific area that needs to be taken into a different consideration because of its agricultural land.

Chairperson Green-Wright stated that on Greenleaf the only thing that she sees is a commercial store at Wilmington Avenue and from that point on there are home all along the area. She agrees with taking the tour to see what they are referring to in the Richland Farms area. She stated that she does not see were the blight is.

Mr. Williams stated the intention is not relocate them. The intention is to be able to use the housing money to assist the owner and upgrading the existing.

Commissioner Darden asked what time in the time schedule would the residents have the opportunity to express their concerns.

Mr. Antwine stated that it was provided in the schedule that was included in the packets indicating when the formation of a pack is to begin. There is a selection



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process from the legislative bodies to insured that equitable representation from the community is represented.

Commissioner Saunders asked since Sub-Area 6 and 7 is so close the transportation stop, would this area be considered for Transit Orientation Development dollars.

Mr. Antwine stated that he would have to do some research and will get back with the Commission of that information.

Commissioner Saunders stated that there is one area that she wants considered as a sub-area that is on Wilmington Avenue, south of El Segundo and north of 135th Street a commercial area.

Mr. Williams asked to why she wants this area considered.

Commissioner Saunders stated that from the commercial side of it, it is unsightly and it needs revitalization, it is close to school, it is major thoroughfare entering to the City, and the Commission has had concerned citizen from the area.

Mr. Antwine stated that that area is already incorporated within the existing project area.

Commissioner Saunders asked what project area.

Mr. Antwine stated that originally there was 5 project areas initially beginning in 1974 and 1991 that the City Council merged all 5 of those projects area into the Compton Redevelopment Project Area. There is a Project Area A-1 which incorporates all Compton Boulevard, east and west Alameda Street, Greenleaf Boulevard, Willowbrook Avenue, Wilmington Avenue, and Rosecrans Avenue.

Commissioner Saunders asked if those areas went through the same process 20 years ago.

Mr. Antwine stated that they did.

Commissioner Saunders asked if those properties were incorporated 20 years where did the tax dollars go if the areas are still blighted. She asked that if this is going to be repeated as 20 years ago or is something going to actually be done with the tax increment dollars.

Mr. Antwine stated he cannot speak for the previous administration but now the agency is focusing on Wilmington Avenue towards the south. They are looking at installing a block wall south of Alondra Boulevard. They are looking at Wilmington Avenue and enhance the area. A plan for a major streetscape for



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Wilmington was proposed under the agency's Five-Year Plan that was recently adopted last year by the City Council.

Commissioner Saunders asked if streetscape was actually revitalization of building and structures that exist and will they play out for the business owners, would it be a loan or a grant or will it be similar to the fail neighborhood revitalization program.

Mr. Antwine stated that there are a lot of activities incorporated with streetscapes that is street trees, street furniture, sewers, gutters, the medians, generally when you see streetscape people think about the median but it to improve the aesthetics of business.

Chairperson Green-Wright asked for an update of activities that had occurred in that specific area that Commissioner Saunders had questions.

Commissioner Saunders requests that that request be expanded to include the areas waiting to be revitalized.

Mr. Antwine stated that will ask his staff to conduct a research.

There being no further comments, Commissioner Turner moved to close the public hearing regarding **REDEVELOPMENT PLAN AMENDMENT 2010**. The motion was seconded by Commissioner Hill and carried unanimously.

Commissioner Saunders moved to approve the **REDEVELOPMENT PLAN AMENDMENT 2010** with the following inclusions of sub-areas on Wilmington Avenue, north of 135th Street, and south of El Segundo Boulevard, the sub-area for Compton Boulevard, adjustments to Sub-area 7 to exclude the area of Greenleaf Boulevard east of Wilmington Avenue and west of Oleander Avenue. The motion was seconded by Commissioner Turner. **REDEVELOPMENT PLAN AMENDMENT 2010** was approved unanimously.

Chairperson Green-Wright stated that for the record that following be noted: 1. That a tour shall be arranged of the sub-areas, 2. That a workshop should be conducted, 3. That the TOD dollars be checked for Sub-areas 6 and 7, and 4. That copy of the Powerpoint presentation be sent to Mr. Hull to send to the Commission.

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

Commissioner Green-Wright asked Mr. Hull regarding Item A that last month she had a concerned regarding the drainage at that shopping center stating that she has not seen any improvements.



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6) OLD BUSINESS

Commissioner Hill asked about the project on Alondra Blvd. and Dwight Ave.

Staff Representative Hull stated that the developer has run into financial challenges and they have wrapped the wood to protect it from the weather. The City is working with the County and the developer to identify funding. The project is a for sale condominium development. The bank that originally funded the project was bought by another bank. The City is still working with the developer to find a funding source. An additional developer has expressed an interest in completing the project should the current developer not be able to do so.

Chairperson Green-Wright asked if there was a timeline when the project will be completed.

Staff Representative Hull stated there is not a timeline. Although the church is 95% complete it does not have a funding to proceed.

7) NEW BUSINESS

Staff Representative Hull stated that April 22nd is Earth Day. The Planning and Economic Development Department in conjunction with Beautification Committee will host a couple of events. One of the events as discussed earlier the City has received a grant from the County of Los Angeles to employ youth to clean up the Compton Creek soft bottom area which is the area south of the casino. The City will employ 40 high school students from the three high schools and 30 college students from Compton College. They will start registration from 12:00 p.m. to 1:00 p.m. and they will work from 1:00 p.m. to 5:00 p.m. they will be engaged in cleanup efforts inside the creek.

Staff Representative Hull stated the program was designed for at-risk youth and the schools will select the students to represent their school.

Staff Representative Hull stated additionally 10 trees will be planted in each district. The trees will be planted at the elementary schools.

8) COMMISSION COMMENTS

Chairperson Green-Wright gave a progress report on the APA conference. Ms. Green-Wright stated that she attended the Planning and Black Community Conference and express that it was very interesting. She also attended the "What to do as a Commissioner" workshop, the lady that presented the workshop will be sending her more information which she will share with the commission.

Commissioner Hill stated that Councilwoman Calhoun is having a Town Hall meeting at Gonzalez Park regarding the street overlay.



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Staff Representative Hull stated that each of the board members is going to have a meeting at each of their district. The Planning and Economic Development Department took unused Community Development Block Grant funds that the City had for some years and reprogrammed the funds to help with the street overlay project. The monies have to be used for the major rehabilitation. Streets have to all be located within eligible census tracts. Public Works, Planning and Economic Development Department, and the City Manager's office have identified what streets will be rehabbed. It will be street from each district. Therefore, before it occurs the City is having advanced meeting with Council to apprise the residents of what the process is going to be.

9) AUDIENCE COMMENTS

None

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**

