



# Planning & Economic Development Department - Planning Division

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## PLANNING COMMISSION MINUTES

WEDNESDAY, OCTOBER 11, 2011

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 Darden  
Cleo Turner  
Michael Hill  
Kim Saunders

**Staff Representatives Present:** Derek Hull  
Robert Delgadillo  
Anita Aviles

3) **APPROVAL OF MINUTES** – June 15, 2011.

It was moved by Commissioner Turner that the minutes of April 27, 2011 be approved. The motion was seconded by Commissioner Darden and carried unanimously.

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

*None*

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

Chairperson Green-Wright asked in regards to the property on Dwight and Compton Blvd. She noticed that the grass was cut and asked if the church had given it back to the City.

Staff Representative Hull stated that the Redevelopment Agency acquired the property and will be releasing a RFP for a planned unit development.

Chairperson Green-Wright asked if the Redevelopment Agency going to put up a white picket fence like all the other empty city-owned property in the City.

Staff Representative Hull stated that it might do so temporarily just to make the actual lot look more appealing, but the long term development is to create a residential development.

Chairperson Green-Wright asked if a letter had been sent to Tower of Faith because this project has been going on since 2004.

Commissioner Turner asked what did the letter consist of.

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Staff Representative Hull stated that it would state that they were approved for a certain use and asking them when they would be completing construction on the remaining portion of the project.

Chairperson Green-Wright asked "how long are conditional use permit approvals valid?"

Staff Representative Hull stated that they are good for 24 months. The condition would be that unless there is some type of substantial activity occurring on the site the CUP will void out. That activity could be by submitting plans for plan check, start their environmental review, or physically start construction. The intent is for the developer to initiate some type activity for the project.

Chairperson Green-Wright asked if it was a seven year conditional use permit.

Staff Representative Hull stated that one of the issues in past was that there were no time limits in the conditional use permits, therefore one that things that has been recommended to staff is to put a 10 year time limit to new cases because the idea of the conditional use permit is that at the time the application comes before the planning commission, the use is appropriate. However, as orderly growth and development occur in the community at some point it may no longer be an appropriate use.

Chairperson Green-Wright stated that the conditional use permit should have had a limit as to how long the conditional use permit would be valid.

Staff Representative Hull suggested that staff can request that the applicant attend the next Planning Commission Meeting.

Chairperson Green-Wright asked for status in regards to the Olson Group project at 509 N. Tamarind Ave.

Staff Representative Hull stated that the applicant for this particular project went before the City Council about a month ago to provide a status report on the final phase of construction. At that time the representative from the Olson Group indicated that they had approximately four more units left to sell. The Planning and Economic Development Department processed a request because initially they were not going to put up a fence where the live-work units were proposed, however that was something that staff was able to approve over the counter because it was treated like a person coming in who owns a single family home who is requesting to erect a fence. It was not a block wall it was a six foot high wrought iron fence. Outside of that and providing an update there has not been any additional activity. That project should be completed in the next 90 days.



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Chairperson Green-Wright asked that staff provide the Commission with an update on projects that were approved by the Commission.

Staff Representative Hull, Chairperson Green-Wright, and Commissioner Hill (technical problems with the recording).

### 6) **OLD BUSINESS**

*None*

### 7) **NEW BUSINESS**

Richard Wagner stated that the City of Long Beach was holding a Planning Commission hearing on June 16, 2011 to consider a truck trailer parking facility next to them at the terminus of Sportsman Drive.

Deputy City Attorney Anita Aviles stated that their office was not aware of it and that she will make the City Attorney aware of the situation. She will also meet with Mr. Wagner and get the information that he has. She will also be proceeding as directed by the Commission in how to handle the case.

Chairperson Green-Wright stated that she would like the City to get with the City of Long Beach to see the CUP and to talk to the individuals responsible for the project because if they are coming through the City of Compton, 240 trucks brings a lot of traffic on the street and there are a lot of homes in that area. 240 trucks a day is a lot for the citizens and the streets. Atlantic Avenue as it is, is not the best street that you can ride on, with that amount of traffic in the street the pavement is going to be awful.

Commissioners and staff (inaudible).

Mr. Wagner (inaudible).

#### **A. Presentation: General Plan Overview Status Update.**

Staff Representative Hull stated that the intent of the presentation is to give the commission an update and to target the last section of population of the City of Compton which target businesses, as well as the Latino population. Presentations have been done to the seniors, to the youth, and to the general public but during that time staff did not have information translated into Spanish. The General Plan will be translated into Spanish and is about 80 to 90% complete. The following presentation to the Planning Commission will be translated by the City's interpreter Juan Carlos Morales into Spanish.

Chairperson Green-Wright asked if it was the previous presented presentation.



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Staff Representative Hull stated that it includes changes because of some recommendations in regards to land use that are going to be changed. There is some slightly new information based on staff's field observations conducted in the last two weeks and recommendations.

Staff Representative Hull proceeded with the presentation and translated by Mr. Morales.

Staff Representative Hull stated that the presentation will include an overview of the following:

- Introduction of General Plan Team
- Why do we have to do a General Plan?
- Overview of the Compton General Plan 2030
- Spotlight on Housing Element
- General Plan Environmental Process
- Health Element- Fostering Longer Life in Compton
- Upcoming Community Meetings
- Next Steps and Concluding Remarks

The backdrop for which the General Plan was put together was that:

- The Plan is communal.
- The Plan is realistic and optimistic.
- The Plan speaks to physical needs of the Compton community.

Why do we have to do a General Plan?

- Required by State Law: California Government Code Section 65300 et. seq. California Supreme Court has called the general plan "the Constitution for future development".
- Once General Plan is adopted, the City's Zoning Ordinance is required under state law to conform to the new General Plan.
- The Plan will provide a roadmap for the orderly growth, development and redevelopment of the City for the next 20 years.

Staff Representative Hull stated that one of the tasks was to find comparison of the previous Compton 1990 General Plan (Compton Vision 2010) with the Compton General Plan 2030.

- Compton Vision 2010 (adopted in 1991)  
Focused on building out existing City.
- City's New General Plan
  - Focuses on the well being of the City, its residents, and the business community through innovative and demonstrative actions.
  - Includes Air Quality and Health Elements.
  - Reflect changes in State Law.



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- Provides an Implementation Plan and Responsible Entities.

What have we learned from the previous General Plan?

<u>Compton Vision 2010</u>	<u>Compton General Plan 2030</u>
Compton Vision 2010 was not a personal document and did not convey the spirit of the City.	The General Plan update includes discussion of impacts on the people of Compton and their comments on the plan.
City departments responsible for implementing General Plan policies were not identified.	All city departments responsible for implementing the General Plan are identified in the Implementation Plan.
Departments were not held accountable for implementing recommendations outlined in the Compton Vision 2010.	Planning and Economic Development Department will provide a semi-annual report to the City Manager on the implementation of General Plan policies.
Amendments to the General Plan were not restricted.	Amendments to the General Plan will be highly discouraged unless needed to comply with State or Federal law.
Stakeholders were not involved in plan implementation.	All stakeholders will take part in implementing the plan.

Overview of the Compton General Plan 2030

- General Plan Process and Schedule – 2006 to 2011.
- Public Outreach is an Integral Part of the Community Planning Process.
- Comprised of state-mandated & optional elements.
- Background Information, Analysis, and Recommendations included for each Element.
- All Stakeholders have a role in implementing the plan.

Requirements for the General Plan

<u>General Plan Element</u>	<u>Compton General Plan 2030</u>
Land Use (Required by state)	Included
Housing (Required by state)	Included (Expanded from 2010)
Circulation (Required by state)	Included
Conservation/Open Space/Parks & Recreation (Required by state)	Included
Public Safety (Required by state)	Included
Noise (Required by state)	Included
Air Quality	Included
Economic Development	Included
Urban Design	Included
Health	New Addition
Public Facilities	Not Included (incorporated into other elements)



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### Spotlight on the Housing Element

- 1989 – 1994 (2010 General Plan) Regional Housing Needs  
Goals: 2,374 total new units needed.
- 2006 – 2014 (2030 General Plan) Regional Housing Needs  
Goals: 69 total new units needed.
- Includes Fair Housing Data and Remedial Actions to Combat Housing Discrimination.
- Includes an analysis of Emergency Shelter Grant Data.
- Incorporates recommendations from the HUD Consolidated Plan.
- Provides a summary of vacant properties where new housing can be constructed.

### Compton General Plan 2030 Timeline

- January 2011 – Release of the Notice of Preparation (NOP)
- January 2011 – Mayor/ Council Presentation
- February 2011 – Community Meetings
- February 2011 – General Plan and EIR Revisions
- February 2011 – Planning Commission Presentation
- March 2011 – Release Response to Public Comments
- October 2011 -- Draft Environmental Impact Report (DEIR)
- December 2011 – Public Hearing on DEIR
- December 2011 – Planning Commission & City Council review of Final EIR and General Plan for Adoption

### Environmental Process for the Compton General Plan 2030

California Environmental Quality Act requirements Environmental Review completed to date (Initial Study, NOP). Work remaining to be completed.

- Draft Environmental Impact Report (DEIR)
- 45-day Review Period / Public Hearing
- Final Environmental Impact Report (FEIR)

Other Agencies involved in Environmental Review Public Outreach

### What's New in Compton 2030?

Health Element in the Compton General Plan 2030. The new Health Element (Not in 2010 General Plan) reflects State-of-the-Practice in City Planning and Health. It identifies existing Health Conditions of Compton Residents and provides policies to enhance the health and well-being of Compton Residents. Compton will be among one of the first cities to implement a Health Element.



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### What's New in Compton 2030?

#### Health Element in the Compton General Plan 2030

- While 58% of adults countywide are overweight or obese, the rate in Compton is 73%. This increase is not limited to adults. About 29% of children in Compton are obese, exceeding the countywide average of 23% and is the highest average in Los Angeles County.
- The percentage of adults 18 and over diagnosed with Diabetes has doubled. It has risen from 6% in 1997 to 12.4% in 2007.
- The percentage of adults 18 and older diagnosed with Hypertension is 32% compared to 25% of Los Angeles County as a whole.
- HIV is the second leading cause of death for black males aged 25 to 44 years. HIV rates in Compton averaged 9 deaths per 100,000 persons in 2007. This is more than double the Los Angeles County average rate of 3.9 deaths per 100,000.

### Previous Community Meetings

February 12th - 10:00 a.m. – 12:00 p.m.

Council District 1: Gonzales Park:

1101 West Cressey Street

February 12th - 12:30 p.m. – 2:30 p.m.

Council District 2: Loaders Park:

1500 East Rosecrans Avenue

February 12th - 10:00 a.m. – 12:00 p.m.

Council District 3: Burrell-MacDonald Park:

2516 West Alondra Boulevard

February 12th - 12:30 p.m. – 2:30 p.m.

Council District 4: Kelly Park:

2319 East Caldwell Street

### Next Steps

- Contact with Responsible Agencies.
- Submit Housing Element to Housing and Community Development (HCD), Air Quality Element to AQMD, and General Plan document to Attorney General's Office.
- Respond to Public Comments and Revise Plan as Needed.
- Prepare Revisions to GP and EIR based on public and agency comment.
- Provide Revised Draft to Public for Review.
- Schedule Planning Commission and City Council Meeting for Adoption.

Commissioner Saunders (technical problems with the recording).

### 8) COMMISSION COMMENTS

*Discussion inaudible.*



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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.

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**ROBERT DELGADILLO, ACTING DIRECTOR  
PLANNING AND ECONOMIC DEVELOPMENT**

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**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**

