



## Planning Commission Minutes

April 28, 2012

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Mr. Robert Delgadillo, Senior Planner, presented, discussed and explained issues in relation to the Conditional Use Permit (Case No. 2704), Variance (Case No. 2705), and Environmental Assessment (927). Mr. Delgadillo addressed questions addressing any and all concerns of the Board, the applicants and City residents after the presentation was completed.

- A. CONDITIONAL USE PERMIT CASE NO. 2698/VARIANCE CASE NO. 2707/ENVIRONMENTAL ASSESSMENT 928** – Applicant proposes to change the use of existing 25,160 square foot woodworking building into a banquet hall facility and to construct a parking lot by establishing a Valet Parking Plan and Reciprocal Parking Agreement for a nearby parking lot in accordance with the Compton Zoning Ordinance.

Mr. Derek Hull, Director of Planning/Economic Development, presented, discussed and explained issues in relation to the Conditional Use Permit (Case No. 2698), Variance (Case No. 2707), and Environmental Assessment (928). Mr. Hull addressed questions addressing any and all concerns of the Board, the applicants and City residents after the presentation was completed.

- 5) **PUBLIC HEARING ITEM(S)**  
None

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

Derek Hull, Secretary to the Planning Commission and Director of Planning and Economic Development stated that informational items will be discussed under “New Business”.

- 6) **OLD BUSINESS**

Derek Hull, Secretary to the Planning Commission and Director of Planning and Economic Development reiterated to the Commission that in August or September of last year the board was presented with the Planning Department’s desire to review current departmental fees. Mr. Hull discussed a study performed by the prior Planning Director in 2006 assessing fees and the discovery that the City’s fees are below city averages. Mr. Hull stated a new study will be performed and this issue will be brought to the Commission for review and recommendation.

- 7) **NEW BUSINESS**

### Summary of Pending Planning Cases

Derek Hull, Secretary to the Planning Commission and Director of Planning and Economic Development summarized pending planning cases, concentrating on the vendors interested in upgrading existing cell towers.

### Presentation on the 1-710 Construction

Derek Hull, Director of Planning and Economic Development spoke on the Gateway Towne Center second phase construction project. The developers are proposing three (3) major tenants, adding an access pathway from the Center connecting to the Compton Creek, as well as 100,000 sq ft site landscaping.



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### Proposed date for Salon Brandy (Special Meeting)

Salon Brandy Company located at Pine Street and Santa Fe Avenue is being used as a multi-use meeting facility. The facility is approximately 5,000 sq ft with high vaulted ceilings. The company is attempting to work with the City to come into compliance with planning and building codes and regulations for usage. This case will be brought before the Commission to consider the “conditional use permit” and request a variance for parking requirements.

Commissioner Green-Wright expressed her concern with the lack of care given to the landscape along Alameda (across from the Gateway Towne Center), and Wilmington Avenue and the 91 freeway.

Derek Hull, Director of Planning and Economic Development discussed the progress of the City’s General Plan. Consultants preparing the “housing element” of the General Plan should have the report completed and it should be brought to the Commission for approval in approximately two to three weeks.

Commissioner Green-Wright requests that the Commission to view a power-point presentation on the beautification of the 710 by Cal-

Trans.

Commissioner Hill stated that the 710 freeway was constructed during the 1940’s or 1950’s and its in need of an upgrade. He also brought up that the responsibility for the upkeep of the medians along Alameda Street is possibly the responsibility of the City’s Parks Department.

Commissions unanimously agreed that the appearance of the landscaping entering and around the Gateway Towne Center in paramount and must be addressed.

Commissioner Green-Wright stated she received a complaint regarding the Ross Department Store in the Gateway Towne Center. The complaint involved designer brand merchandise not prominently displayed as it is in neighboring Ross Stores. Commissioner Green-Wright spoke with the manager of the Compton Ross Store.

Commissioner Turner applauded the training of employees of the Home Depot Store and the Fridays Restaurant in the Gateway Towne Center, he stated their customer service is excellent.

Derek Hull, Director of Planning and Economic Development stated that it may be necessary to schedule a special meeting prior to the Commission’s next scheduled meeting on March 7, 2012.

### National Planning Conference (April 14 – 17, 1012)

The National Planning Conference is coming to Los Angeles, California. Due to recent City budget constraints we will not be able to accommodate the \$650 membership fee for each Commissioner.



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However, we so have a option of volunteering for the event and obtaining a \$150.00 membership fee which may be doable.

Derek Hull, Director of Planning stated that he will be a speaker at the conference on the subject of, "Planning in the Black Community".

Commissioner Atkinson asked Mr. Hull for confirmation of dates and times of the conference.

Commissioner Hill asked that Mr. Hull check with the Information Technology department regarding the occurrence of "spam" filter when logging into the City's website. He would like this to be fixed before the Commission participates in the National Planning Conference in April, 2012.

### **8) COMMISSION COMMENTS**

Commissioner Atkinson stated that the League of California Cities has conferences coming in March and September of this year in San Jose and San Francisco, California.

Commissioner Green-Wright also spoke of upcoming conferences and workshops this year. Mr. Hull stated that he will check in the budget for funding.

Commissioner Turner expressed his annoyance with being locked out of City Hall when there is a scheduled meeting.

Commissioner Green-Wright expressed her concern with the projects on Wilmington Avenue and Alondra Boulevard, the incomplete church site and the unoccupied development on the northwest corner of this intersection. Mr. Hull explained to the Commissioners the dilemma with each site.

Commissioner Hill welcomed Mr. Hull back and asked him is there any way we could anticipate technological changes/advances to better address the needs of clients and aesthetics of the City.

Derek Hull, Director of Planning and Economic Development stated that staff is in the process of preparing resolutions showing appreciation to Lillie Darden and Kim Saunders, former Planning Commissioners.

Commissioner Hill discussed the lack of access for passengers on the Metro Blue Line station at Alameda to patronize the stores and restaurants in the Gateway Towne Center.

### **9) AUDIENCE COMMENTS**

City Attorney, Craig Cornwell, addressed the Commission to introduce attorney Jose Paz representing the City Attorney's Office.

Commissioner Turner asked that the Planning Commission be adjourned in memory of Mr. James Perry longtime Compton resident.



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

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**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**

