



Planning & Economic Development Department - Planning Division

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PLANNING COMMISSION MINUTES

WEDNESDAY, JUNE 20, 2012

7:00 P.M.

CITY HALL COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE

1) **PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was said by all in attendance

2) **ROLL CALL**

Commissioners Present: Michael Hill
Cleo Turner
Elizabeth Atkinson

Commissioners Absent: Juanita Green-Wright

Staff Representatives Present: Derek Hull
Merle Greene

3) **APPROVAL OF MINUTES** – On a motion by Commissioner Hill, seconded by Commissioner Turner the minutes for the April 25, 2012 Planning Commission meeting were approved.

Motion by Turner Sec by Atkinson the Planning commission minutes were approved

Ayes: Commissioner Hill
Commissioner Turner
Commissioner Atkinson

ABSENT: Commissioner Green-Wright

4) **OLD BUSINESS:**

A. CONDITIONAL USE PERMIT CASE NO. 2576 /VARIANCE CASE NO. 2577 – Applicant requests to waive lighting standards as outlined in the Municipal Code 30-21-5 - K "Lighting Requirements".

Derek Hull addressed the Commission and public regarding the issues before them regarding this case. Mr. Hull explained that this case originally came before the Commission for approval and the Resolution of approval was signed and adopted April 11, 2007.

The Calvary Church wishes to address the Commission regarding changes that have occurred since the approval. Various events transpired from result of the Developer's (Bedford Group) financial difficulties and ultimate bankruptcy, leaving the church to finish construction of the housing portion of the project.

Calvary Church is requesting of the Commission this evening to waive the lighting requirement and allow them to receive their final Certificate of Occupancy. The developer constructed a parking lot which would be lighted by stationary lights attached to the housing units instead of separate light

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poles. With the parking lot already constructed Calvary Church would have to dig up the entire parking lot to add

light poles. The church contacted a lighting consultant for alternative methods of lighting. Calvary Church has complied with all the conditions set forth in the resolution except for the lighting requirement. The applicant (Calvary Church) is requesting that the Commission consider the alternative lighting proposed to complete the final Certificate of Occupancy. The applicant is not asking that the City waive the requirement to reduce the standard to all for the alternative lighting option.

Pastor McLachlan of Calvary Church addressed the Commission and stated that he had contacted the architect on the project and was told that the lighting was not placed on the original plans because there was sufficient lighting and it was not necessary. Pastor McLachlan stated that the church complied and met all the requirements asked of them by the City.

Mr. Hull stated that in order prevent situations like this to occur in the future, he has instructed his staff to make sure all future cases are complete and thoroughly reviewed by all involved City departments before it is brought to the Planning Commission for approval.

On a motion by Commissioner Turner, seconded by Commissioner Ms. Atkinson, the Planning Commission approved the modifications to Conditional Use Permit Case No. 2576/Variance Case No. 2577 to allow for the alternative lighting proposed by the applicant.

AYES: Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson

ABSENT: Commissioner Green-Wright

5) PUBLIC HEARING:

On a motion by Commissioner Turner and seconded by Commissioner Atkinson, the Planning Commission opened the Public Hearing.

AYES: Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson

ABSENT: Commissioner Green-Wright

B. CONDITIONAL USE PERMIT CASE NO. 2718 /VARIANCE CASE NO. 2717

Derek Hull addressed the Commission and public regarding the issues before them regarding this case. Mr. Hull explained that the applicant is involved in a master sign program for Warehouse Shoe Sales (WSS) The site of the business is located at 911 E Rosecrans Avenue. The applicant is proposing that the company be allowed to post a sign that exceeds the range mandated by the City Ordinance.



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Mr. William Aguleta, Regional Developer, WSS addressed the Commission and public regarding the variance to the sign ordinance.

After hearing all related information on this case, on a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission closed the public hearing.

AYES: Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson
ABSENT: Commissioner Green-Wright

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission approved the Conditional Use Permit Case No. 2718/Variance Case No. 2717 for the modification of the signage ordinance.

AYES: Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson
ABSENT: Commissioner Green-Wright

The Commission discussed and considered information presented in regard to this case. Commissioner Hill instructed the applicant that the Commission’s recommendations go before the City Council and after the applicant will be informed in fifteen (15) days after the hearing.

6) NEW BUSINESS:

Derek Hull and the Commission discussed the project under development on Alondra Boulevard and Wilmington Avenue.

7) COMMISSION COMMENTS:

None

8) AUDIENCE COMMENTS:

None

On a motion by Commissioner Turner and seconded by Commissioner Atkinson, the Planning Commission was adjourned.

AYES: Commissioner Hill
 Commissioner Turner
 Commissioner Atkinson
ABSENT: Commissioner Green-Wright

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

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**

