



Commissioner Turner  
Commissioner Green-Wright

Absent: Commissioner Hill

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission voted to approve Conditional Use Permit 2740 for construction of a single family dwelling at 206 N. Rose Avenue, Compton, CA. in the current Limited Commercial zone.

Ayes: Commissioner Atkinson  
Commissioner Turner  
Commissioner Green-Wright

Absent: Commissioner Hill

- B. Tentative Parcel Map No. 72354 – A request of Maria Rodriguez to subdivide a vacant lot into three residential lots. The property is located at 1800 W. 134<sup>th</sup> Street, Compton and is zoned Low-Density Residential (R-L).

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission opened the Public Hearing - Case: Tentative Parcel Map No. 72354.

Ayes: Commissioner Atkinson  
Commissioner Turner  
Commissioner Green-Wright

Absent: Commissioner Hill

Troy Gunter, Assistant Planner, addressed the Commission and the public regarding the issues regarding this request for Tentative Parcel Map adjustment. Mr. Gunter presented this case in detail and answered questions from the Commission. The Planning Department has recommended approval of the Tentative Parcel Map No. 72354.

Applicant – Maria Rodriguez, addressed the Commission and public regarding the request to subdivide property located at 1800 W. 134<sup>th</sup> Street, Compton, CA into three residential lots. Ms. Rodriguez expressed that the property has been vacant for many years and is an eyesore to the community. Ms. Rodriguez is proposing the development of three (3) single homes, with four (4) bedrooms and 2 ½ baths.

Commissioner Green-Wright asked the Applicant if there would be room for the homes to have front and backyard areas.

Mr. Rodriguez, partner and brother to Ms. Rodriguez, stated that twenty (20) percent of each property will be dedicated to landscaping (front and backyard), and the properties will be an asset to the surrounding community. Mr. Rodriguez also stated that the houses will face 134<sup>th</sup> Street, and have entry/exit access on 134<sup>th</sup> Street.

Mr. Newman, 134<sup>th</sup> Street, Compton, CA addressed the Planning Commission regarding this project. Mr. Newman home is across the street from the projected development. Mr. Newman addressed his concerns regarding the deepness of the lot and where the units would be situated and his concern regarding the direction in which the houses would be facing.

Ms. Robin Moten, Block Club President of 134<sup>th</sup> Street, expressed he delight with the project. Ms. Moten was please the development would finally remove the blight from the neighborhood and rid them of unsightly weeds, trash and pests.

Commissioner Atkinson asked the Applicant if the houses were for public purchase or if they already had buyers in mind.

Ms. Rodriguez stated that the houses are not meant for anyone and will be sold to the public.

Commissioner Green-Wright asked if the houses would be positioned side by side and will there be parking for each home.

Ms. Rodriguez stated that it is planned the houses be positioned side by side and the houses will be equipped with driveways and garages.

On a motion by Commissioner Atkinson, seconded by Commissioner Turner, the Planning Commission closed the Public Hearing - Case: Tentative Parcel Map No. 72354.

Ayes:            Commissioner Atkinson  
                    Commissioner Turner  
                    Commissioner Green-Wright

Absent:         Commissioner Hill

On a motion by Commissioner Atkinson, seconded by Commissioner Turner the Planning Commission approved Tentative Parcel Map No. 72354 be forwarded to the City Council for final approval.

Ayes:            Commissioner Atkinson  
                    Commissioner Turner  
                    Commissioner Green-Wright

Absent:         Hill

**4) NEW BUSINESS:**

Robert Delgadillo, Interim Planning Director, told the Commission that Commissioner Hill was not at the meeting tonight because he was in a motorcycle accident. Mr. Delgadillo stated that although he was hospitalized, he is supposed to recover quickly. Mr. Delgadillo passed a “get well” card for all members to sign for Commissioner Hill.

**5) OLD BUSINESS:**

Commissioner Green-Wright asked Mr. Delgadillo if one or more of the Commissioners were able to attend the Planning Conference this coming April, 2014.

Robert Delgadillo, Interim Planning Director, told the Commission that funding has been cut in that area, although send him the information on the conference and he will check the budget for funding.

Commissioner Green-Wright asked if Mr. Delgadillo can call the Code Enforcement Department regarding unkempt property on Long Beach Blvd. across from Bledsoe’s Barbeque restaurant.

Commissioner Atkinson asked Mr. Delgadillo if it was feasible for a housing development be built at the former Atkinson Brickyard.

Mr. Delgadillo stated that the property is slated to be an industrial warehouse which will bring several hundred jobs to the community during the construction process and ongoing operations.

Commissioner Green-Wright asked Mr. Delgadillo if he knew the status of the strip mall that is projected at Myrrh Street and Santa Fe Avenue.

Robert Delgadillo, Interim Planning Director, stated that there was no update at this time.

Commissioner Atkinson asked Mr. Delgadillo if he had heard any news regarding a moratorium on churches and liquor stores in the City.

Mr. Delgadillo stated that he had not heard any reports of a moratorium on churches or liquor stores.

Commissioner Atkinson asked Mr. Delgadillo about a small strip mall on Rosecrans Avenue just west of Willowbrook Avenue. Commissioner Atkinson also asked about church and thrift store on Stockwell Avenue north of Wilmington Avenue.

Mr. Delgadillo stated that he would contact Business License and Code Enforcement to make sure the businesses have gone through proper procedures and have obtained licensing before operating.

**6) COMMISSION COMMENTS:**

**7) AUDIENCE COMMENTS:**

None

On a motion by Commissioner Turner and seconded by Commissioner Atkinson, the Planning Commission adjourned the meeting of February 12, 2014.

Ayes:                    Commissioner Green-Wright  
                              Commissioner Turner  
                              Commissioner Atkinson

Absent:                 Commissioner Hill

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

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**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**