



## Planning & Economic Development Department - Planning Division

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**PLANNING COMMISSION MINUTES  
WEDNESDAY, APRIL 9, 2014  
7:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
205 SOUTH WILLOWBROOK AVENUE**

1) **PLEDGE OF ALLEGIANCE** - The Pledge of Allegiance was led by Commissioner Hays.

2) **ROLL CALL**

Commissioners Present:

Juanita Green-Wright  
Cleo Turner  
Elizabeth Atkinson  
James Hays  
Kinikia Gardner

Staff Representatives Present:

Robert Delgadillo – Planning Economic Development  
Anita Aviles – City Attorney’s Office

3) **APPROVAL OF MINUTES** – The minutes were presented for approval for February 12 2014.

On a motion by Commissioner Hill, seconded by Commissioner Turner, the Planning Commission approved the minutes of February 12, 2014.

Ayes: Commissioner Green-Wright  
Commissioner Turner  
Commissioner Atkinson

Abstain: Commissioner Hays  
Commissioner Gardner

Commissioner Green-Wright welcomed the newly appointed Commissioners to the City of Compton Planning Commission. Commissioner Green-Wright asked that the two new members of the Board introduce themselves.

Commissioner Gardner stated that she is an eleven year resident of the City and is currently a Planner. Commissioner Gardner stated that she has experience in redevelopment, planning, and economic development and feels the experience she has attained will serve her well in land use decisions for the Commission.

Commissioner Hays stated that he is a 52 year resident of the City. Commissioner Hays stated that he is the President/CEO of PlasmaGenix Corporation. Commissioner Hays stated that he and his family have been actively involved in the civic affairs of the City for many years.

Commissioner Green-Wright expressed the Commission’s gratitude for their service to the City and welcomed them aboard.

Robert Delgadillo, Interim Planning Director, addressed the Commission and stated that there was another individual new to the City who he wanted to welcome to tonight's Planning Commission meeting; Mr. Jonny Ford, Assistant City Manager.

Assistant City Manager Ford stated that he had twenty-seven years in government service and over four years in the private sector. Mr. Ford stated that he is excited to have the responsibility of managing the Planning, Economic Development, Building & Safety and Public Works departments.

**4) PUBLIC HEARING:**

A. Conditional Use Permit Case No. 2739 – A request of Robert Terrell to establish a used car sales lot at 519 N. Long Beach

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

Ayes:                      Commissioner Gardner  
                                  Commissioner Hays  
                                  Commissioner Atkinson  
                                  Commissioner Turner  
                                  Commissioner Green-Wright

Troy Gunter, Assistant Planner, presented this case to the Planning Commission, staff and public regarding concerns associated with the request for Conditional Use. Mr. Gunter presented a vicinity map showing the location of the surrounding properties and stated its designation is mixed use. He stated the surrounding businesses are retail and small businesses. Mr. Gunter stated the property at 519 N. Long Beach Blvd. is zone Limited Commercial. Mr. Gunter presented site photos depicting the area proposed for the car sales and proposed landscaping. Mr. Gunter stated that project findings will be consistent with the Zoning Ordinance and staff recommends approval for Conditional Use Permit Case No. 2739.

Commissioner Gardner asked Mr. Gunter how the business will advertise its car sales.

Troy Gunter responded that the applicant currently has applied for building signage that will advertise the auto sales.

Robert Terrell, representative for the Applicant, addressed the Planning Commission and stated that he will abide by the City's planning codes and regulations. Mr. Terrell stated that the cars that are to be sold are specialty and antique cars. Mr. Terrell stated that the cars sell quickly because of their uniqueness. Mr. Terrell stated that the car lot will employ up to five (5) employees.

Commissioner Gardner asked the Applicant if the customer will be able to test drive the vehicles?

Mr. Terrell responded affirmatively, test drives can take place along Long Beach Blvd or in the rear alleyway.

Commissioner Hays stated that the rear of the lot is not actually an alleyway but the residential street Boeing, and it would not be practical to test drive vehicles on that street. Commissioner Hays also stated that advertising should be well publicized so that the public will know what is being sold.

Commissioner Green-Wright said that there was a car wash formerly at that location and would like to know if the new business will also be operating a car wash as well as auto sales.

Mr. Terrell stated that the business will only utilize the car wash for their own use, not for public use.

Barbara Calhoun told the Applicant that Boeing street has just recently been repaired and test drives should not occur there.

The Applicant stated that test drives can be done solely on Long Beach Blvd.

Commissioner Green-Wright suggested to the Applicant to use the services of the CareerLink center for job recruitment.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission closed the Public Hearing – Conditional Use Permit Case No. 2739.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays  
                              Commissioner Atkinson  
                              Commissioner Turner  
                              Commissioner Green-Wright

On a motion by Commissioner Hays, seconded by Commissioner Turner the Planning Commission approved Conditional Use Permit Case No. 2739 located at 519 N. Long Beach Blvd.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays  
                              Commissioner Atkinson  
                              Commissioner Turner  
                              Commissioner Green-Wright

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

- B. Conditional Use Permit Case No. 2734/2735 – A request of Ned Nik to expand a non-conforming gas station by constructing a 2,967 square foot multi-tenant building and a request to sell beer and wine, a type 20 alcohol license, an accessory use to a proposed gas station convenience store at 740 W. Rosecrans Avenue in the CL (Limited Commercial) zone.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays  
                              Commissioner Atkinson  
                              Commissioner Turner  
                              Commissioner Green-Wright

Jessica Lopez, Associate Planner, presented this case to the Planning Commission, staff and public regarding concerns associated with the request for the Conditional Use. Ms. Lopez expressed that the client has completed all required documents to request the Conditional Use Permit. Ms. Lopez presented a vicinity map showing the location of the surrounding properties and stated the General Plan designation is mixed use and the zoning is Limited Commercial.

Jessica Lopez, Associated Planner, stated that the intention of the Applicant is to redevelop and to expand the existing gas station. The Applicant would demolish the existing convenience store and construct a new multi-tenant building in its place.

Ms. Lopez stated that the second Condition Use Permit is to request approval to sell beer and wine as an accessory use at the location

The Applicant wishes to construct a 2700 sq ft building; 1200 sq ft will be dedicated to the gas station convenience store and 1600 sq ft for new tenant use. There will be no construction of canopy or the gas pumps above or underground.

Jessica Lopez, Associate Planner, stated that the current census area exceeds the maximum number of permitted alcohol sales points; there are six existing alcohol sales licenses in that area and the area is also in a high crime area. In accordance with Resolution titled "Alcoholic Beverage Sales Policy", staff recommends denial of the Conditional Use Permit Case No. 2735 – Request for Alcohol Sales Permit and recommends approval for Conditional Use Permit 2734, the construction of the new multi-tenant building.

Applicant, Ned Nik, addressed the Commission regarding the Conditional Use Permits 2734 and 2735. Mr. Nik complimented staff on the teamwork on this project. Mr. Nik requested the Commission to approve the request for beer and wine sales. The applicant stated there is a gain for the City as well as the developer as far as increased revenues and the like.

Commissioner Hays asked the Applicant about the proposed cooler doors (4). He stated that with that limited amount of space how will the business make money? Mr. Hays stated in the terms of a convenience store, it does not seem that it would be comparable with all the other similar stores in the area. Mr. Hays reiterated to the Applicant that the store is next to a middle school and that is a concern.

Applicant stated that when the customer enters the station for gas, he will have the opportunity to shop at the store for a small order. Mr. Nik stated as far as the store being near the middle school, there are many near sensitive areas, his would not be the only one.

Commissioner Green-Wright stated to the Applicant that the State of California Alcohol Beverage Control requires at least a thousand feet from sensitive areas and their store is less than a thousand feet. Commissioner Green-Wright also informed the Applicant that the gas station has been in business for many years and have succeeded without the sale of beer and wine. Commissioner Green-Wright stated that the Commission is bound by certain rules and regulations and they abide by these rules as closely as possible.

Applicant, Ned Nik addressed the Commission and stated that he would abide by any restrictions the Commission may place on the store.

Commissioner Turner asked the Commission if it is possible to have a split decision on this project request.

Robert Delgadillo, Interim Planning Director, stated that it is possible for the Commission to approve one part of the project and deny one part of the project.

Barbara Calhoun addressed the Commission and stated that the business (Chevron) does a lot of business at that location. Ms. Calhoun stated that there are other stores that similar in use as what the Applicant is proposing. Ms. Calhoun stated that the whole area is saturated with liquor stores already.

Jessica Lopez, Associate Planner assisted this resident with Spanish language translation. Ms. Alicia Villa, Compton resident for 32 years and a business owner at 1300 Wilmington Avenue stated that she is against the sale of beer and wine because of the incidences of crime and robbery. Ms. Villa stated that in front of her flower shop on Wilmington Avenue someone was shot and killed and she was robbed at her business at gunpoint. Ms. Villa stated that law enforcement informed her that the reason for the high incidences of crime was due to the over saturation of liquor stores in the area. Ms. Villa has been working with Public Works Department to get a light replaced in front of her shop for safety and it has not yet been replaced.

Commissioner Green-Wright asked Ms. Lopez to relay to the Ms. Villa the regret that the Planning Commission did not have an interpreter at the meeting to translate the entire proceedings.

On a motion by Commissioner Atkinson, seconded by Commissioner Turner, the Planning Commission closed the Public Hearing – Conditional Use Permit Case No. 2734 and 2735.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays  
                              Commissioner Atkinson  
                              Commissioner Turner  
                              Commissioner Green-Wright

On a motion by Commissioner Hays, seconded by Commissioner Turner, the Planning Commission approved Conditional Use Permit Case No. 2734.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays  
                              Commissioner Atkinson  
                              Commissioner Turner  
                              Commissioner Green-Wright

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission denied Conditional Use Permit Case No. 2735 – Request to sale beer and wine.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays  
                              Commissioner Atkinson  
                              Commissioner Turner  
                              Commissioner Green-Wright

Commissioner Green-Wright informed the Applicant of each of the Planning Commissions decisions and explained that the Applicant had the right to appeal the Commission's denial of Conditional Use Permit Case No. 2735 before the City Council.

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

C. Conditional Use Permit Case No. 2688A/Variance Case No. 2691A - A request of Iglesias De Restauración to amend their previous Planning Commission approvals located 1320 N. Long Beach Blvd and the off-site parking lot is proposed at 1508 N. Long Beach Blvd.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays  
                              Commissioner Atkinson  
                              Commissioner Turner  
                              Commissioner Green-Wright

Jessica Lopez, Associate Planner, presented this case to the Planning Commission, staff and public regarding concerns associated with the request for the Conditional Use. Ms. Lopez expressed that the Applicant would like to amend their previous Planning Commission's 2011 approval to allow the project to be completed in two (2) phases. Ms. Lopez presented a vicinity map showing the location of the surrounding properties and stated its General Plan designation is mixed use and the zoning is Limited Commercial. Ms. Lopez explained each phase of the project and what the church is proposing. Staff recommends that the Planning Commission approved Conditional Use Permit Case No. 2688A and Variance Case No. 2681A as outlined in the Staff Report.

Robert Miles, representative for the Applicant, addressed the Planning Commission regarding this project. Mr. Miles stated that because of lower church membership and lack of finances, they are asking the Commission to consider allowing the Church to modify its previous approval to allow them to move forward with the project in two (2) phases.

Commissioner Gardner asked Mr. Miles how long will it take to complete the project, she stated that she read in the staff report that they are being given ten years for completion. Mr. Miles responded that they will try and complete the project in a timely manner.

Commissioner Green-Wright asked Mr. Miles about the scaling of membership numbers and the effect on the project. Mr. Miles stated that when the number of members decreases, this will also decrease the amount of parking spaces needed.

Commissioner Turner asked the representative for the Applicant, Mr. Miles, if he read and agreed with all the conditions of approval outlined in the staff report.

Mr. Miles responded affirmatively.

On a motion by Commissioner Atkinson, seconded by Commissioner Hays, the Planning Commission closed the Public Hearing.

Ayes:                    Commissioner Gardner  
                              Commissioner Hays

Commissioner Atkinson  
Commissioner Turner  
Commissioner Green-Wright

City Attorney representative, Anita Aviles, addressed the Commission and stated she wanted to remind them and read to them the Religious Land Use Institutionalized Person Act, a federal law that protects religious institutions from land use regulations that may be burdensome.

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission approved the phasing of Conditional Use Permit Case No. 2866A and Variance Case No. 2691A.

Ayes: Commissioner Gardner  
Commissioner Hays  
Commissioner Atkinson  
Commissioner Turner  
Commissioner Green-Wright

Commissioner Atkinson addressed Attorney Aviles and asked; if there is a law to regulate churches why does Compton have so many storefront churches. Attorney Aviles replied that this particular law concerns protection from land use regulations that may be burdensome to religious institutions.

**5) NEW BUSINESS:**

Commissioner Green-Wright stated that she met with the City Manager regarding funding for future Planning Commission events and conventions and would like to make sure the funds are budgeted for the Planning Convention. Commissioner Green-Wright commented that the new Community Center is opened and that the Commission could host an event for other commissioners in other cities. Commissioner Green-Wright stated the Commissioners needed to visit businesses in the community i.e. Beauchamp Distributing, Alloy Processing and Foster Farms.

Robert Delgadillo, Interim Planning Director, answered affirmatively, stating he make sure the funding is available for the Commission.

**6) OLD BUSINESS:**  
None

**7) COMMISSION COMMENTS:**  
None

**8) AUDIENCE COMMENTS:**  
None

On a motion by Commissioner Turner, seconded by Commissioner Atkinson, the Planning Commission adjourned the meeting of April 9, 2014.

Ayes: Commissioner Gardner  
Commissioner Hays  
Commissioner Atkinson

Commissioner Turner  
Commissioner Green-Wright

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**ROBERT DELGADILLO**  
**PLANNING DEPARTMENT**

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**JUANITA GREEN-WRIGHT,**  
**CHAIRPERSON**