



# Planning & Economic Development Department - Planning Division

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**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**WEDNESDAY, July 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 Gardner.

2) **ROLL CALL**

Commissioners Present:

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

Staff Representatives Present:

Robert Delgadillo – Planning Department  
Troy Gunter - Planning Department  
Merle Greene – City Attorney’s Office

3) **PRESENTATION** – Award Presentation to former Planning Commissioner Michael Hill

Planning Chairperson Green-Wright welcomed Mr. Michael Hill to the Planning Commission meeting of July 9, 2014. Commissioner Green-Wright presented Mr. Hill with a resolution from the Planning Commission and a plaque recognizing his valued and loyal service to the community of Compton and the Planning Commission.

Former Commissioner Hill expressed his gratitude for the Commission’s recognition. Mr. Hill stated that it was his honor to serve the City of Compton in the capacity of Planning Commissioner. Mr. Hill encouraged the newly appointed Commissioners to make decisions to best of their ability and know some decisions will not always be pleasing to some and popular with others. Mr. Hill stated that is a privilege to be appointed to the Planning Commission and the commitment is well worth every effort that is put forth.

Commissioner Hays stated that prior to being appointed to the Planning Commission he was sometimes on the other side of the podium presenting cases. Mr. Hays stated that Mr. Hill has always been professional and fair in his decisions. Mr. Hays stated that he personally wanted to commend Mr. Hill for his service.

4) **APPROVAL OF MINUTES:** April 30, 2014

On a motion by Commissioner Hays, seconded by Commissioner Turner the Planning Commission approved the minutes of the special meeting held on April 30, 2014.

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

*New Business (6) was taken prior to the Public Hearing to allow the Applicants for Conditional Use Permit Case No. 2743 extra time to arrive.*

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

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

## 5) PUBLIC HEARING ITEMS

- A. Conditional Use Permit Case No. 2743 – A request of MZ Investments LLC to develop a commercial retail shopping center consisting of four buildings totaling 18,000 square feet. The property is located at 809, 811, and 821 W. Rosecrans Avenue.

Troy Gunter, Assistant Planner, addressed the Commission and the public regarding the issues relating to this Conditional Use Permit. Mr. Gunter presented this case and presented photos of the site plan, depiction of the proposed development and the surrounding mixed use designated area. Mr. Gunter stated the project findings; stating that the proposed commercial shopping center will not have a negative adverse impact on the surrounding area and residences. Mr. Gunter stated that staff recommends approval of Conditional Use Permit 2743.

Commissioner Turner asked Mr. Gunter where the “staff” recommendation for the Conditional Use Permit was stated in the staff report. Mr. Gunter referenced where the staff recommendations were in the report.

Commissioner Gardner asked Mr. Gunter what type of fencing will surround the property of the proposed shopping center. Mr. Gunter stated that the fencing will be in compliance with the guidelines of the City fencing regulations. Commissioner Gardner asked would there be a trash enclosure at the facility and Mr. Gunter responded affirmatively.

Commissioner Hays asked Mr. Gunter where the stores would be built exactly. Mr. Gunter referenced his slides pointing to where each building would be constructed. Commissioner Hays asked Mr. Gunter where the main entrance to the shopping center will be located. Mr. Gunter responded that the main entrance will be on Rosecrans Avenue.

Applicants, Armando Aguirre and Alex Surjadi, addressed the Commission and public regarding this Conditional Use Permit. Mr. Aguirre stated that he has been a part of many developments in the city of Compton. Mr. Aguirre stated that the shopping center proposed will be well designed, well lit and there will be sufficient parking for patrons. Mr. Aguirre stated that the existing buildings will be demolished. Mr. Aguirre explained to the Commission the proposed features of the building, loading and parking areas. Mr. Aguirre stated that this shopping center will give the community more shopping options and job development.

Applicant Alex Surjadi, addressed the Commission and public regarding this Conditional Use Permit and stated that after a fire at the location, he decided to development the property. Mr. Surjadi is asking the Commission approve the conditional use permit.

Commissioner Atkinson asked if there will be a bank at the shopping center.

Mr. Aguirre stated that at this early stage, he is unsure if there will be a bank in the shopping center.

Commissioner Hays asked the Applicant the timeline for the completion of the project. Mr. Aguirre stated that if approval is granted this evening, their company is ready to begin immediately. Mr. Aguirre stated that he projects the shopping center will be completed by the end of next year.

Commissioner Green-Wright inquired about demographic projections quoted on the Applicant’s report.

Mr. Aguirre stated that the data was obtained by the U.S. Census.

Commissioner Green-Wright inquired about the traffic data on the report.

Mr. Aguirre stated that data presented is dependable data. Mr. Aguirre stated that he as well wants the high quality stores with appeal to come to the shopping center, but the market will typically dictate what tenants will be drawn to the shopping center.

Commissioner Green-Wright asked the Applicant what other projects has he done in the City. The Applicant named other projects he has worked on in the city.

Commissioner Green-Wright stated that the City has problems with potholes, and asked Mr. Delgadillo if the two dollar fee would apply that will be charged to construction in the City. Commissioner Green-Wright stated that the stores the Applicant presented are those not necessarily essential for the community (i.e. dollar store, 7-11 stores, etc.). Commissioner Green-Wright stated that there are too many dollar stores and 7-11 convenience stores and the community needs more reputable stores.

Robert Delgadillo, Interim Planning Director, stated that the two dollar fee the Commissioner is referring to is hosting fee for materials recycling impact fee. Mr. Delgadillo stated there will not be impact fees applied to the Applicant at this time. Mr. Delgadillo stated however that Planning Department has consulted with Willdan Financial Services and they are conducting a study and analyzing the citywide impact fees which will cover transportation and roads. Mr. Delgadillo stated that he expected the citywide impact fee study will be completed by December of 2014.

Commissioner Hays stated that he wanted to commend Mr. Aguirre on the work he has done in the City. Mr. Hays also wants to commend Mr. Surjadi for staying in the City after the fire destruction of the previous store and considering development again. Commissioner Hays reiterated the need for the developer to consider quality tenants in the shopping center, not the usual choices. Commissioner Hays stated that it is necessary for the city to get quality stores in the community so all residents can shop in their own community.

Barbara Calhoun, resident, asked the Applicant about the security system proposed for the shopping center. Barbara Calhoun asked that the Applicant have the shopping center well lit day and night. Ms. Calhoun asked that the developer provide adequate trash receptacles as well. Ms. Calhoun also reiterated the need for different stores at the new shopping center.

G. Harold Duffey, City Manager, addressed the Commission and public. Mr. Duffey advised the Commission that there is a company, Muni-Services, which produces a valuable marketing tool called the Retail Sales Leakage Report. The Retail Sales Leakage Report documents the shopping habits of residents in the city. Mr. Duffey stated that the report records what types of products and services that community goes elsewhere to shop for. Mr. Duffey advised the Commission that this may be a valuable tool to use in their dealings with developers coming to the City. Mr. Duffey spoke to the Applicant about the utilization of the CareerLink Center. Mr. Duffey stated that CareerLink can recruit and train employees and stage job fairs. In this, local residents can be hired for jobs in their own city. Mr. Duffey stated that the CareerLink Center is a great tool to assist new businesses.

Commissioner Turner addressed the City Manager, Mr. Duffey, and stated that years ago the Chamber of Commerce developed a booklet with coupons that encouraged people to visit the businesses in the city.

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

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

On a motion by Commissioner Turner, seconded by Commissioner Hays, the Planning Commission voted to approve Conditional Use Permit 2743.

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

**6) NEW BUSINESS:**

Commissioner Green-Wright discussed the new store grand openings in the second phase of the Gateway Shopping Center. Chairperson Green-Wright stated that the Marshalls department store, Anna's Linen store, Petsmart, Dollar Tree store and Chipotle restaurant are all open for business. Commissioner Green-Wright stated that all that is needed now is a family style restaurant that serves breakfast. Commissioner Green-Wright commended the City Manager for his efforts in bringing quality stores to the community.

Commissioner Hays stated that the shopping center Developer is working hard to bring good stores to the community.

Commissioner Atkinson stated that she introduces her co-workers in the community to enjoy the stores and eateries.

Commissioner Turner stated that he hasn't been able to make any of the grand openings because it's too early in the morning and he is retired.

Commissioner Gardner stated that she enjoys shopping in her own community and the City is experiencing upward trajectory in community development.

## **7) OLD BUSINESS:**

Robert Delgadillo, Interim Planning Director, stated that the APA State Convention is coming in September 2014 and will be held in the city of Anaheim. Mr. Delgadillo also stated that the APA National Planning Convention will be in April 2015 and held in Seattle, Washington. Mr. Delgadillo asked that any Commissioner interested in attending should email him by 5:00 p.m. tomorrow.

Commissioner Hays asked about a project that came before the Commission in April regarding the proposed classic car dealership.

Mr. Delgadillo stated that he will bring an update to the Commission.

City Manager Duffey gave the dates of the upcoming conference in September; the dates are the September 13 – 16, 2014.

## **8) COMMISSION COMMENTS:**

Commissioner Hays addressed the Commission regarding the reference "Straight Out of Compton" for the name of the city app, and he stated that he finds that the history of the reference disrespectful to the City.

City Manager, Mr. Duffey, stated that the goal of management is never to offend and he will examine this issue.

Commissioner Atkinson inquired of a property on east side of Rosecrans across the bridge. Commissioner Atkinson stated that the building is covered with graffiti. Commissioner Atkinson also discussed the safety of the drive-way at the Fat Burger Restaurant.

Commissioner Green-Wright thanked Commissioner Atkinson for bringing this to the Commission because the Commissioners should be the "eyes" for the community and report incidences such as this.

## **9) AUDIENCE COMMENTS:**

Barbara Calhoun addressed the Commission and thanked them for reminding her of the speaking time when she spoke earlier, she stated that she wants to be follow the order of the Planning Commission meetings.

On a motion by Commissioner Hays and seconded by Commissioner Atkinson, the Planning Commission adjourned the regular meeting of July 9, 2014.

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

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**ROBERT DELGADILLO, INTERIM DIRECTOR  
PLANNING DEPARTMENT**

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**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**