



# Planning & Economic Development Department - Planning Division

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*Corrected*

## PLANNING COMMISSION MINUTES Regular Meeting WEDNESDAY, *September 10*, 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, Jr.
Commissioners Absent:	Kinikia Gardner
Staff Representatives Present:	Robert Delgadillo – Planning Department Troy Gunter - Planning Department Jessica Lopez – Planning Department Anita Avila – City Attorney’s Office

3) **APPROVAL OF MINUTES** – April 9, 2014, April 30, 2014 and July 9, 2014

On a motion by Commissioner Hays, seconded by Commissioner Turner the Planning Commission approved the minutes of the special meeting held on April 9, 2014, April 30, 2014, and July 9, 2014.

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

*Commissioner Green-Wright stated that the Planning staff was having technical difficulties with the presentation equipment and will present the cases without the projector.*

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

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

4) **PUBLIC HEARING ITEMS**

A. **Conditional Use Permit Case No. 2747** – A request of Faried Zahed Salami to establish an open air recycling collection center on a vacant parcel of land located at 617 W. Compton Blvd., Compton in the Limited Commercial zone.

Jessica Lopez, Associate Planner, addressed the Commission and the public regarding the issues relating to this Conditional Use Permit. Ms. Lopez presented this case citing the proposed usage and the surrounding area. Ms. Lopez stated that the proposed project is more appropriate in an industrial zone. Ms. Lopez stated the staff’s project findings; the proposed recycling center is out of character for the surrounding area. Ms. Lopez stated that property owners and occupants within a 500 sq ft area were

notified of the public hearing and she received a total of 12 residents who called in opposition of the project. Ms. Lopez stated the request for Conditional Use Permit 2747 for an open air recycling collection center, staff's recommendation is that this project should be denied subject to the findings and conditions in the staff report.

Commissioner Hays inquired about the property line for this vacant lot. Ms. Lopez stated that the proposed site is located from Compton Blvd. to alleyway.

Applicant, David Hasson, Porter Ranch, CA addressed the Commission and public regarding his proposed project. Mr. Hasson commended Planning Department staff for their assistance in the conditional use permit process. Mr. Hasson asked if he was able to give the Commissioner additional documentation for their consideration. Commissioner Green-Wright explained that the Commission is not allowed to accept any documents on the night of the meeting, all documents must go through the Planning Department first and the Planning Department will forward to the Commission. Commissioner Hays addressed the Attorney Avila and asked if it was possible for him to personally accept a copy of the applicant's handout. Ms. Aviles, City Attorney's Office, stated that the total Commission should review the same documentation at the same time; it is not advisable for Commissioner Hays to accept a copy at this time. Attorney Aviles recommended postponement/continuation of the Public Hearing until the next scheduled Planning Commission meeting in October 2014. Mr. Hasson gave Planning staff a copy of the documents he wanted presented to be included in the Planning Commissioner's package for the next schedule meeting.

On a motion by Commissioner Hays, seconded by Commissioner Turner the Planning Commission voted to close the Public Hearing for Conditional Use Permit 2747.

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

On a motion by Commissioner Hays, seconded by Commissioner Turner, the Planning Commission voted to continue Conditional Use Permit 2747 until the next Planning Commission meeting in October 2014.

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

***Commissioner Gardner arrived at the Planning Commission meeting.***

- B. Conditional Use Permit Case No. 2749** – A request of Rosario Garcia to sell beer and wine, a type 41 alcohol license, and accessory use to an existing Mexican restaurant located at 1449 E. Compton Blvd. in the Limited Commercial zone.

Troy Gunter, Assistant Planner, addressed the Commission and the public regarding the issues relating to this Conditional Use Permit 2749. Mr. Gunter presented this case citing the address of the restaurant at 1449 E. Compton Blvd. Mr. Gunter stated that it is an existing restaurant requesting a Type 41 Alcohol Sales license. Mr. Gunter stated that the property is in the Limited Commercial zone and the General Plan land use is designated mixed use. Mr. Gunter stated that the current Applicant opened their restaurant in May 2012. The report findings of ABC (Alcohol Beverage Control) states that two (2) on-site alcohol sales can be permitted in that census tract, and currently none exist. Mr. Gunter stated that the restaurant is not in close proximity to any sensitive usages. Mr. Gunter did address the parking at the restaurant and stated that the parking is considered legal non-conforming. Mr. Gunter stated that there are currently four (4) parking spaces available for staff and patrons. Mr. Gunter stated that property owners and occupants within a 1000 sq ft radius were notified of the public hearing and he received no correspondence for or against this request. Mr. Gunter stated the project findings; the proposed beer and wine sales license in the only one recorded by ABC Alcohol Beverage Control. Mr. Gunter stated that staff recommendation is approval of the Type 41 on-site beer and wine sales license in accordance with the findings and conditions of explained in the staff report.

Commissioner Hays asked if staff was positive about there being no prior approval of an alcohol license being granted in that area. Commissioner Hays stated that there are two (2) liquor stores located in close proximity to the restaurant. Robert Delgadillo responded and stated that although there may be off-site alcohol sales licenses in that area, that this is an on-site alcohol license request and the only one currently in that census tract.

Commissioner Gardner asked the Applicant if patrons will be able to go to the restaurant for alcohol consumption only or will they have to order food as well. Mr. Landeros, Lynwood, CA responded that first and foremost he is operating a restaurant, not a bar. Mr. Landeros stated that the restaurant is very small with about eight tables to serve restaurant patrons. Commissioner Gardner asked if there will be a “happy hour” at the restaurant. Mr. Landeros responded that they have not considered a “happy hour” because the restaurant is very small. Commissioner Gardner asked Applicant if there will be training for staff who will sell the alcohol. Mr. Landeros responded that ABC (Alcohol Beverage Control) mandates that restaurant staff must complete the training prior to the license being granted.

Commissioner Hays inquired if they will rent the restaurant for private parties. Mr. Landeros responded stating that is not their intention at this time. Commissioner Hays asked about the lack of parking for restaurant patrons. Robert Delgadillo responded stating that the request for the Type 41 alcohol on-site sales license does not prompt the parking requirements and also the parking lot is legal non-conforming which the Applicant assumed when he purchased the restaurant. Mr. Delgadillo stated that additional parking would have to be on-street parking.

Commissioner Green-Wright asked if the Applicant has reviewed the Sheriff’s report in the package and is he aware his restaurant is considered to be located in a high crime area. The Applicant stated that he is aware the restaurant is located in a high crime area just east of Long Beach Blvd. and that is why his business hours are 10:00 a.m. to 8:00 p.m. Mr. Landeros also stated that area in which the restaurant is located has great lighting.

Commissioner Hays stated he wished that the Applicant would consider sprucing up the aesthetics of the building. Commissioner Hays stated that the city is attempting to create a positive image and would appreciate his consideration and also signage is important so that all residents can patronize the business.

On a motion by Commissioner Atkinson, seconded by Commissioner Turner the Planning Commission voted to close the Public Hearing for Conditional Use Permit 2749.

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

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission voted to approve Conditional Use Permit 2749 with a vote of 3-2.

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

**C. Conditional Use Permit Case No. 2761** – A request by JP Morgan Chase to establish a drive-thru ATM lane for a Chase Bank proposed at 233 E. Compton Blvd., Compton in the Limited Commercial zone.

Jessica Lopez, Associate Planner, addressed the Commission and the public regarding the issues relating to this Conditional Use Permit 2761. Ms. Lopez presented this case citing the proposed project and the surrounding area. Ms. Lopez stated that the project will be located on the north side of Compton Blvd. and Willowbrook Avenue adjacent to the International House of Pancakes restaurant. Ms. Lopez stated that a three (3) tenant building will be developed at the site and one of the tenants will be Chase Bank. Ms. Lopez stated that this conditional use is for the drive-thru lane for the Chase Bank with a walk-up ATM and drive thru ATM located at the bank 24hours, 7 days a week. Ms. Lopez stated the Applicant is proposing to construct a 5 (five) space drive-thru lane as required by code. Ms. Lopez stated that property owners and occupants within a 500 sq ft radius were notified and no correspondence was received in favor or against this permit. Ms. Lopez stated that staff’s recommends approval this conditional use permit subject to the project findings and conditions stated in the staff report.

Applicant, Mr. Superneau, Irvine, CA addressed the Commission and public regarding his request for the conditional use permit for the drive thru lane for the Chase Bank. Commissioner Hays asked if it standard practice for Chase to have 24 hour/7 days a

week walk up and drive thru ATM's. Mr. Gallarzo, Orange, CA responded to the Commissioners inquiry, stating that it is normal practice for Chase ATM's to be open 24 hours. Commissioner Hays stated that he was concerned about the safety of patrons of the bank after normal business hours. Mr. Gallarzo stated that all security measures are made on a case by case basis, if there is shown a need for additional security measure, Chase will implement them. Mr. Gallarzo stated that their lighting standards for the Bank and ATM's exceed normal standards.

Commissioner Green-Wright welcomes the bank to the community. Ms. Green-Wright stated she is a customer of the bank and will be relieved to not have to go to surrounding cities to do banking.

Commissioner Atkinson asked if it was possible that the project will be completed by Christmas 2014.

Barbara Calhoun, Compton, CA also voiced her concerns regarding safety at the drive-thru and walk-up ATM machines after hours. Ms. Calhoun discussed the possibility of having the inside ATM available after hours.

On a motion by Commissioner Hays, seconded by Commissioner Turner the Planning Commission voted to close the Public Hearing for Conditional Use Permit 2761.

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

On a motion by Commissioner Hays, seconded by Commissioner Atkinson the Planning Commission voted to approve the Conditional Use Permit 2761.

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

## **5) NEW BUSINESS:**

Ms. James, Compton, 90222 addressed the Planning Commission regarding issues she has with Public Works. Ms. James wanted to know what the procedures to get her issues addressed. Ms. James stated that there are no street signs on Central Avenue and Compton Blvd. Ms. James stated that she has repeatedly called and received work orders but the work is never done.

Robert Delgadillo referred her to Assistant City Manager, Jonny Ford, who was in attendance at the PC meeting. Mr. Delgadillo stated that Mr. Ford will take care of her complaints.

Commissioner Green-Wright reminded the other Commissioners to sign the W-9 form provided to them.

Robert Delgadillo stated that post audit the City Controller's Office is requesting the Planning Commissioners to complete a W9 form and vendor forms so that payment can be made.

Robert Delgadillo gave the Commission the update of a previously approved CUP that was approved for specialty car sales on Long Beach Blvd. Mr. Delgadillo stated that the property was sold, and if a new owner wants to differ from what was approved on the original Conditional Use Permit, it would have to come back before the Commission for amendment to the Conditional Use Permit.

Mr. Delgadillo also spoke to the Commission regarding the upcoming APA Conference at the Disneyland Hotel, Anaheim, CA. Mr. Delgadillo stated that Commissioner Atkinson is not able to attend, so if any other Commissioner is available they are able to attend in her stead there will be a twenty-five dollar transfer fee that will be reimbursed by the City.

**6) OLD BUSINESS:**

Commissioner Atkinson asked about the eateries that were proposed on Santa Fe Avenue near the post office. Jessica Lopez, Associate Planner responded stated that the Applicant is still in the process, but is considering his finances, but he has been proceeding slowly but steadily. Mr. Delgadillo stated that we will give the Applicant a call to find out his intentions.

Commissioner Green-Wright stated that Baron Street and Compton Blvd. the landscaping is again overgrown. Commissioner Green-Wright also stated that the Crystal Park Casino landscaping is overgrown and these issues need to be addressed as soon as possible because they are areas of notice when you are entering the City. Commissioner Green-Wright stated that at address 408 E. Alondra Blvd., the property has been sold and is proposed to be banquet hall. Commissioner Green-Wright stated that there are hazardous conditions at that location and there should be concern for residents safety.

Commissioner Atkinson asked about the abandoned building on Compton Blvd. and Santa Fe Avenue and stated that whoever the property belongs to, it is in disrepair. Robert Delgadillo stated that he would look into and it may be City property owned by the Successor Agency.

Commissioner Hays asked that staff look into the condition of the street median on Willowbrook Avenue and Myrrh, across from the Heritage House.

**7) COMMISSION COMMENTS:**

Commissioner Turner stated that he will be resigning from the Planning Commission due to health reasons. He will discuss his decision with Councilman Jones. The Commissioners and Planning staff expressed their regrets of losing him as a Commissioner.

**8) AUDIENCE COMMENTS:**

Barbara Calhoun addressed the Commission expressing her concerns regarding Commissioner Turner's condition and asked everyone to pray for Mr. Miller, he has been diagnosed with liver cancer.

On a motion by Atkinson, seconded by Turner the Planning Commission adjourned the meeting of September 10, 2014.

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

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**ROBERT DELGADILLO, INTERIM DIRECTOR  
PLANNING DEPARTMENT**

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**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**