



Planning & Economic Development Department - Planning Division

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PLANNING COMMISSION MINUTES
Regular Meeting
WEDNESDAY, April 8, 2015
7:00 P.M.
CITY HALL COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE

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

2) **ROLL CALL**

Commissioners Present: Juanita Green-Wright
 Elizabeth Atkinson
 James Hays, Jr.
 Kinikia Gardner
 LeMeika Horton-Pope

Staff Representatives Present: Steven Masura, Community Development Director
 Robert Delgadillo, Planning Division
 Merle Greene III – City Attorney’s Office

3) **APPROVAL OF MINUTES** – March 11, 2015

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope the minutes for March 11, 2015 were approved by the following vote:

Ayes: Commissioner Horton-Pope
 Commissioner Hays
 Commissioner Atkinson
 Commissioner Gardner
 Commissioner Green-Wright

4) **PUBLIC HEARING ITEMS**

A. CONDITIONAL USE PERMIT CASE NO. 2714A/VARIANCE CASE NO. 2715A –

A request of Mr. & Mrs. Park to modify Conditional use Permit Case No. 2714 and Variance Case No 2715 approved back in 2012 to 1) eliminate the “multi-purpose” use concept and only operate and maintain the banquet hall use 2) re-design and expand the total square footage area designated for banquet halls from 2,678 square feet to 6,576 square feet and 3) modify the parking variance to expand the shared parking plan to accommodate the increase square footage to the banquet hall use for the property located at 2201 N. long Beach Blvd., Compton in the Limited Commercial (F-L) zone. Item is to be continued.

Barbara Calhoun, Compton resident, wanted the Planning Commission to consider discontinuing the announcement of addresses when addressing the Board. Ms. Calhoun stated that the City Council does

not require the statement of addresses any longer in meetings. Ms. Calhoun also stated that Conditional Case Permit 2714 was initiated in 2012, and she believes that this item needs to be heard by the Commission as soon as possible.

Commissioner Hays stated that he concurred with Ms. Calhoun regarding the timeliness of the Conditional Use Permit Case 2714 and asked if staff could explain the delay.

Robert Delgadillo, Planning Manager, addressed the Planning Commission and public regarding Conditional Use Permit Case 2714. Mr. Delgadillo stated that the Applicant had initially submitted a Conditional Use Permit which was approved by the Planning Commission in 2012. The same Conditional Use Permit has come back to the Commission because the Applicant wishes to change the initial conditions of the original Permit. Mr. Delgadillo stated that there is a parking issue which staff and the Applicant are discussing and trying to resolve. Mr. Delgadillo stated that the Applicant has proposed a solution and is speaking with the City Attorney's Office and that is why the Conditional Use Permit is continued to the next scheduled Planning Commission meeting in May 2015.

Commissioner Green-Wright asked the City Attorney representative, Merle Greene to investigate the issue of "stating address" when addressing the Board. Commissioner Green-Wright stated that the Board would like to be consistent with the City Council and other Boards in the City.

5) NEW BUSINESS:

A. BICYCLE MASTER PLAN

Steven Masura, Director of Community Development, addressed the Planning Commission and stated that the City currently does not have a Bicycle Master Plan. Mr. Masura stated that in conjunction with street maintenance bicycle lanes can be put in place to allow bicycle riders to travel a route in and around the City safely. Mr. Masura introduced the consultants, Alta Planning, and stated that they will a 25-30 minute presentation showing the different types of bicycle lanes and bicycle safety. Mr. Masura stated that after the presentation, everyone is invited to go into the Community Meeting room where there are maps that can be altered to show what people of City of Compton would like to see in a Bicycle Master Plan.

Alta Planning representative, Josh Mello, addressed the Planning Commission and spoke about his and Alta's experience in creating the Bicycle Master Plan. Mr. Mello described how having a Bicycle Master Plan can enhance the City's bicycle routes and provide safety for bicycle travelers. Mr. Mello explained what a comprehensive Bicycle Master Plan is and why it is necessary to the City. Mr. Mello stated that the comprehensive study would include the placement of bicycle lanes, lighting and traffic signal coordination. Mr. Mello explained there is certain funding that the City may apply for to defer certain costs to implement the Bicycle Master Plan. Mr. Mello showed various types of bicycle lanes and buffers for bicyclists. Mr. Mello showed how the routes can include the major sites in the City. Mr. Mello stated that this is the first workshop, but there would be other methods of getting the message out to the public.

Steven Masura, Director of Community Development, addressed the Planning Commission and public and stated that having a Bicycle Master Plan can increase and improve the City's ability to apply and receive funding for this project.

Commissioner Green-Wright asked about Greenleaf Blvd. and how there could bicycle lanes could be placed on that boulevard when there are various businesses.

Josh Mello, Alta Planning, answered that this is a long term venture and sometimes businesses move and change.

Commissioner Gardner asked if the Bicycle Master Plan would include classes for bicyclist that would include a safety component.

Josh Mello, Alta Planning, stated that that type of component is usually included in the Master Plan, but they would typically partner cities with bicycle associations.

Commissioner Gardner asked if the Consultants have been in contact with the Public Works department to ensure this project is feasible and will not remain on the shelf unused.

Steven Masura, Community Development Director, stated that he has been in contact with the Public Works department discussing buffered bicycle lanes and noting if there are any major obstacles. Mr. Masura stated that funding would possibly include funding for trees, street enhancement and other public improvements.

Commissioner Horton-Pope asked how much money it would take to fund this Plan. Commissioner Horton-Pope also asked how long the project would take from beginning to completion and if residents will be allowed to utilize the trails while in construction.

Josh Mello, Alta Planning, stated that they have not yet figured the total cost of the project because the Bicycle Master Plan is a long-range concept.

Commissioner Atkinson asked if having the Bicycle Master Plan would increase the City's ability to receive funding.

Both, Mr. Masura and Mr. Mello stated that having the Bicycle Master would increase the probability of funding.

Commissioner Hays stated that the City did once have a Bicycle Master Plan that is how the placement of bicycle lanes on Greenleaf Blvd. originated.

Audience Speaker (Inaudible – not at the microphone)

Steven Masura, Community Development Director, stated that the survey forms were sent with the water bills, the surveys are on-line and informational displays were posted in various departments throughout the City.

Audience Speaker (Inaudible – not at the microphone)

Steven Masura, Community Development Director, stated that the design plan accommodates various aspects of bicycle and multimodal travelers. Mr. Masura stated that bicycling and walking are healthier modes of transportation.

Audience Speaker (Inaudible – not at the microphone)

Steven Masura, Community Development Director, stated that the City is trying to improve all aspects of the city roadways and highways. Mr. Masura stated that the Bicycle Master Plans will improve streets and also increase property values.

Ms. Barbara Calhoun (Partially Inaudible – not at the microphone) is concerned with what order that the speakers are being called.

Ms. Barbara Calhoun, Compton resident, stated that she will purchase a bicycle. Ms. Calhoun stated that East Alameda has much “big rig” travel and how would bicyclists deal with the trucks. Ms. Calhoun asked if signage would be posted to tell the bicyclers where the bicycle trail ends and picks up again. Ms. Calhoun also stated she did not understand why the Consultant had no projected cost. Ms. Calhoun stated that she did not receive a survey and she would have loved to have taken it. Ms. Calhoun stated that if the Planning Department would have contacted SCAG (Southern California Association of Governments) they would have assisted in disseminating information.

Josh Mello, Alta Planning, addressed Ms. Calhoun’s concerns regarding the truck travel on East Alameda Street and the planned signage.

Steven Masura, Community Development Director, stated that Bicycle Master Plan would include the connections and map that will follow specific bikeways that will plan travel routes for pedestrians and bicyclers. Mr. Masura stated that the Bicycle Master Plan will show the commitment to this type of alternative travel that will be good for the community and the environment. Mr. Masura has contacted several bike clubs.

Josh Mello, Alta Planning, did invite SCAG and other bicycle clubs, but unfortunately they did not show up to the planned bike ride through the City.

Ms. Barbara Calhoun stated when she was fortunate enough to become a part of SCAG. Ms. Calhoun stated that Compton was not included in any of the maps or literature. Ms. Calhoun stated that she fought hard to increase Compton’s exposure in this organization. Ms. Calhoun stated that Compton is a great City and we all need to stand for Compton pride.

Mr. Johnson, Compton resident and business owner, stated that he has a bicycle club called the Compton Family Bicycle riders. Mr. Johnson stated that he is also one that did not receive information on the survey for Bicycle Master Plan. Mr. Johnson felt the dissemination of information to the residents was poor. Mr. Johnson stated that there is so much groundwork to even be done to begin considering a Bicycle Master Plan. Mr. Johnson stated that he believes that creating and implementing a Bicycle Master Plan is a great idea, although we need to reach out to our adjacent communities to get a more comprehensive concept and plan. Mr. Johnson stated that he applauds the efforts, but he feels the streets and sidewalks are in such disarray, that other things should be considered prior to addressing a Bicycle Master Plan.

Audience Speaker (name not given) stated that he is a Park Planner with Los Angeles County Parks and Recreation. The Speaker stated that he works specifically with the recreational trails. The Speaker stated that the bicycle paths/trails should connect to the parks and other interested locations throughout the City. The Speaker stated that it is very important to have a Bicycle Master Plan whereby the document will guide future planning with street thoroughfares. The Speaker feels that creating the Bicycle Master Plan is an important Plan and feels when it is in place will guide street structure.

Steven Masura, Community Development Director, stated that the money spent on this Plan will be a good investment for future travel throughout the City. Mr. Masura stated that even though we are hoping the Plan is adopted by Council, the Plan will not be set in stone; it can always be modified to fit the needs of the community.

Commissioner Hays stated that he wanted to thank the gentlemen who spoke from LA County. Commissioner Hays stated that in Compton's past, it was a large bicycling community. Commissioner Hays stated that having the city government in conjunction with the school district can bring back the bicycle riding community we once enjoyed.

Commissioner Atkinson stated that with the increase health issues in our community, the increase use of bicycle transportation will bring about healthy living.

Commissioner Gardner stated that this will bring us into parity with other cities and bring about connection to other cities as well.

Commissioner Horton-Pope stated that she wished to thank all who have come out to bring their thoughts and ideas. Commissioner Horton-Pope stated that community should be more supportive and proactive in regard to this proposed project.

Al Sanders, Compton resident, stated that he believes when funds are received from other sources the money is placed in the City's general fund. Mr. Sanders stated if the money is not clearly earmarked for a definite purpose it can be used for other projects instead of the intended use.

Speaker, (not named), asked when future information will be disseminated to the public.

Steve Masura, Community Development Director, stated that the Bicycle Master Plan will be brought back to the Planning Commission at its next scheduled meeting in May. Mr. Masura stated that if the Bicycle Plan is adopted by the Commission it will then be forwarded to the City Council for approval.

Commissioner Green-Wright stated that she did receive the survey in her water bill. Commissioner Green-Wright suggests that flyers be prepared and mailed to all City residents. Commissioner Green-Wright asked how the City's Plan addresses bicycle lanes with the apparent on-street parking.

Josh Mello, Alta Planning, stated that Bicycle Master Plan's intent is not to hamper the existing on street parking but the addition of buffered lanes will be clearly defined as bicycle lanes, and would discourage drivers from entering these lanes.

Commissioner Gardner asked if the Bicycle Master Plan include specific bicycle signalization.

Josh Mello, Alta Planning, stated the Plan would involve blinking signaling and other signaling throughout the bicycle paths.

Commissioner Green-Wright asked if the hotel (Crystal Park) has been considered when considering cyclers from the Artesia Metro Station.

Steven Masura, Community Development Director, stated that there have been several conversations with the hotel (Crystal Park) personnel regarding this and several other issues to address definite travel inaccessibility.

Commissioner Hays stated that the gates to the Los Angeles River are also locked and bicyclers must hoist their bicycles over the fencing there. Commissioner Hays stated that this inaccessibility should also be addressed.

Barbara Calhoun (not at the microphone) spoke about the Parks and Recreation Department gave a presentation at the City Council meeting last week on various funding the parks have been granted and how it will be used. Ms. Calhoun believes the Parks Department should also be involved in this effort to approve the Bicycle Master Plan.

Commissioner Green-Wright stated that there is a possibility that the Parks Department can put on bicycling skill classes.

Audience Speaker (inaudible – not at the microphone)

Steven Masura, Community Development Director, stated that he did speak with Manny at Manny's bicycle shop. Mr. Masura stated that Manny stated he is no longer involved in bicycle clubs.

Audience Speaker (inaudible – not at the microphone)

Commissioner Green-Wright asked if horses are able to use the bicycle lanes.

Josh Mello, Alta Planning, stated that he did not know if the Department of Motor Vehicle would allow horses to use bicycle lanes. Mr. Mello stated that the Compton Creek component of the Bicycle Master Plan will include a method whereby cyclists and horse riders can ride together.

Steven Masura, Community Development Director, stated that all present are welcome to the "Break-out" session, whereby they can look at the proposed maps which include the bicycle lanes and modify them.

Barbara Calhoun (inaudible – not at the microphone)

Commissioner Hays stated that recently there was a large bicycle ride in the City.

Audience Speaker (not named) stated that the bicycle ride Commissioner Hays refers to was put on by Jasper Jackson. (Remainder Inaudible)

Commissioner Green-Wright stated that she would like to see staff reach out to other entities and the community to increase the buy-in for the Bicycle Master Plan.

Steven Masura, Community Development Director, stated that the Bicycle Master Plan draft will be brought to the Planning Commission at their May, 2015 meeting. Mr. Masura stated that the Plan will be a catalyst that can interest City organizations/departments involved to implement healthy events, programs, and activities for the community.

Audience Speaker (Inaudible – not at the microphone)

Steven Masura, Community Development Director, stated the City's economy had a major downturn like so many other cities. Mr. Masura stated that a lot of projects were funded through the Community Redevelopment Agencies for street repair and other projects and now the Agency is defunct. Mr. Masura stated the total projected cost would probably be approximately 30 million dollars over the course of many years. Mr. Masura stated that the economy is getting better and more funding is becoming available.

On a motion by Commission Horton-Pope, seconded by Commissioner Hays, the Planning Commission closed the Bicycle Master Plan Workshop.

6) OLD BUSINESS:

Steven Masura, Community Development Director, stated that the Planning Department is still working on the business tours that the Planning Commission requested they wanted to visit.

Commissioner Green-Wright would like to add Sierra Cheese Company to the list.

Mr. Masura stated that the businesses he has listed is Alloy Processing, Ralphs and the Crystal Park Casino hotel.

7) COMMISSION COMMENTS:

Commissioner Horton-Pope wanted to announce that there will be a health fair this Sunday, April 12, 2015 at 16133 S. Atlantic Avenue, at Unity Christian Fellowship, telephone number 310-886-0198 from 12:00 p.m. – 2:00 p.m. Commissioner Horton-Pope stated that the event is sponsored by Walgreens.

Commissioner Gardner stated that she would like to see on the Agenda a separate line item for the Director's Report; she believes it should be formalized. Commissioner Gardner would also like to see budgetary items such as available grants and any other type of budget items placed on the Agenda. Commissioner Gardner would like to also see in addition to the large operations being developed to include the even smaller developments included on the Agenda.

Commissioner Atkinson asked if the WalMart will be a full WalMart store, instead of the smaller community WalMart.

Steven Masura, Community Development Director, stated that the WalMart proposed, will be a full service store.

Commissioner Green-Wright addressed the audience and stated that the Commission appreciates all who have attended and gave their input.

Commissioner Hays thanked the staff for all the hard work on the proposed Bicycle Master Plan.

8) AUDIENCE COMMENTS:

Mr. Johnson (Inaudible – not at the microphone)

Commissioner Green-Wright stated that none of the marijuana dispensaries came through the Planning Commission for approval.

Merle Green III, City Attorney's Office, stated that the marijuana dispensaries are operating illegally in the City, and there are investigations ongoing. Merle Green III, City Attorney's Office stated that these businesses are not permitted in the City.

Commissioner Atkinson asked why the City is not going after the property owners.

Merle Green III, City Attorney's Office, stated that sometimes the property owners are unaware of the types of businesses going into the owners buildings.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope the Planning Commission adjourned the meeting of April 8, 2015.

Ayes: Commissioner Horton-Pope
 Commissioner Hays
 Commissioner Atkinson
 Commissioner Green-Wright
 Commissioner Gardner

**STEVEN MASURA, COMM. DEV. DIRECTOR
PLANNING DEPARTMENT**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**