



Community Development Department - Planning Division

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PLANNING COMMISSION MINUTES

Regular Meeting

WEDNESDAY, May 13, 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 Hays, Jr.

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
 Anita Aviles – City Attorney’s Office

3) **APPROVAL OF MINUTES – April 8, 2015**

On a motion by Commissioner Hays, seconded by Commissioner Atkinson the minutes for April 8, 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 (C-L) zone.

Steven Masura, Community Development Director, addressed the Planning Commission and requested that above mentioned Public Hearing be continued to May 27, 2015, Special Planning Commission meeting. Mr. Masura stated that the Applicant and staff both needed additional time to prepare before presenting this item to the Commission.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson the Public Hearing for Conditional Use Permit Case No. 2714A/Variance Case No. 2715A was continued to May 27, 2015 by the following vote:

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

5) NEW BUSINESS:

A. Bicycle Master Plan

Steven Masura, Community Development Director, expressed opening remarks prior to giving the floor to the consultant, Mark Seinen, Alta Planning. Mr. Masura stated that at the initial Bicycle Master Plan workshop held on April 8, 2015, the Commissioners, staff and residents gave valuable input and comments. Mr. Masura stated that since that meeting Alta Planning and staff have reviewed the Bicycle Master Plan and implemented some changes. Mr. Masura stated that the online survey numbered 106 and Mark Seinen, Alta Planning will present in depth detail of the changes that are recommended. Mr. Masura stated that Alta Planning has prepared a whole program outlining goals, recommendations and funding. Mr. Masura stated that there will be a complete plan that would include comprehensive infrastructure repair, and pedestrian, senior and bicyclist multi-modal transportation. Mr. Masura pointed out certain criteria required in the grant process gives added consideration when an approved Bicycle Master Plan is in place. Mr. Masura also wanted to mention that the Bicycle Master Plan will increase bicycle safety and decrease greenhouse gas emissions, and demonstrating this commitment to decrease environmental toxins may lead to additional funding. Mr. Masura stated that there is a transportation grant that has a due date of June 3, 2015 and if the Bicycle Master Plan is adopted, the City will be able to apply for this funding.

Commissioner Green-Wright stated that she and two other Commissioners attended the APA (American Planning Association) conference, and she brought back information on bicycle racks. Commissioner Green-Wright stated that she also took pictures of various bicycle racks and bicycle "fix-it" stations. Commissioner Green-Wright stated that she has contacted the manufacturer of these products and received cost estimates as well.

Commissioner Gardner stated that Seattle, WA adopted their Bicycle Master Plan just last year. Commissioner Gardner stated it was good to see the implementation, which shows certain difficulties and challenges that we can avoid.

Commissioner Atkinson stated that the APA conference was a great experience and she learned how multi-modal transportation better the community.

Steven Masura introduced Mark Seinen from Alta Planning, Inc.

Mark Seinen, Alta Planning, updated the Planning Commissioners and staff, presenting the bicycle network map created for the City of Compton's Bicycle Master Plan. Mr. Seinen stated the purpose and goal of the Bicycle Master Plan was to improve health and provide safety to bicyclists. Mr. Seinen gave an overall comprehensive presentation of how the adopting a Bicycle Master Plan will increase the opportunity for grant funding, increase safety for multi-modal transportation and reduce toxins in the environment. In addition, Mr. Seinen, discussed various types of bicycle lanes and pathways and which methods would best suit the City. Mr. Seinen discussed the bicycle network and its connection to important attractions in the city; schools, colleges, transit stations and shopping for seamless modes of transportation.

Commissioner Horton-Pope asked if the City were to receive funding for the Plan, who would be responsible to make certain the funds are solely allocated to the Bicycle Master Plan expenditures.

Steven Masura, Community Development Director, stated that grant funds are project specific and require significant documentation to ensure funding is designated for specified purposes.

Commissioner Gardner asked how did the Alta Planning select bicycle lanes for each bicycle route.

Mark Seinen, Alta Planning, stated that the selection of the bicycle lanes are dependent upon the area and how strong of a connection is needed for the bicyclist. Mr. Seinen also discussed "bicycle sharing", this is a program whereby bicycles are provided at certain designated points throughout the City and you can either utilize designated bicycles on a membership or fee basis. Ms. Seinen stated that in this regard, the bicyclist does not have to haul their own bicycle around and the bicycles can be returned to any series of bicycle sharing stations around the city.

Steven Masura, Community Development Director, stated that more people would use public transportation if they knew there was a bicycle awaiting them when they disembarked at bus and train stops.

Commissioner Green-Wright asked if there would be any problem with Los Angeles County or other cities which a bicycle connected will be needed.

Steven Masura stated that the City could partner with other jurisdictions for a joint grant application.

Barbara Calhoun, resident, addressed the Commission and asked if they checked to see if attendees still needed to give their addresses prior to addressing the Commission. Ms. Calhoun also stated that she believed it would have been beneficial to the audience if they had the same information as the Commission and could follow the presentation that was given. Ms. Calhoun asked how the Commission will they approve a Bicycle Master Plan that will most likely have changes or corrections. Ms. Calhoun asked if the street repairs and bicycle routes be constructed simultaneously? Ms.

Calhoun wanted to mention that 106 survey responses is not very many in a population of over 97,000 residents.

Steven Masura, Community Development Director, apologized for not having a copy of the presentation available to the audience. Mr. Masura stated that minor changes to the Bicycle Master Plan are inconsequential and there should not be a problem approving a resolution for City Council.

Attorney Aviles stated the Planning Commission needed the final product to be able to vote to approved the Bicycle Master Plan and recommend for City Council.

Commissioner Green-Wright asked if the Bicycle Master Plan surveys were mailed through the water departments.

Steven Masura, Community Development Director, stated that the surveys were distributed throughout the entire city so all residents could have an opportunity to respond to the concept and provide input.

Barbara Calhoun, resident, addressed the Planning Commission and stated that there are a variety of bicycle clubs throughout the City. Ms. Calhoun asked if the Consultants could contact those clubs and work with them to get insight and possible challenges.

Freddie Soto, resident 4th district, addressed the Planning Commission and stated that he believes the Bicycle Master Plan is a great idea and he would like to see a direct bike route from Alondra Blvd. to the Los Angeles County surrounding areas and from the Los Angeles River to Long Beach.

Cladia Soto, resident, addressed the Planning Commission and stated that she is employed by the Compton Unified School District as a Community Relations Specialist. Ms. Soto stated that going through the schools would be an excellent method of disseminating information and advertising the Bicycle Master Plan.

Commissioner Green-Wright stated that we would the City is planning to have bicycle safety classes given by the City's Parks and Recreation Department and also the Los Angeles County Sheriff's Youth Athletic League.

Commissioner Hays concurs with Ms. Soto, that the schools should be included in this endeavor to get the word out.

Mr. E. Johnson, resident, addressed the Planning Commission stating several questions. Mr. Johnson stated there are many events throughout the City, but has not once seen information regarding the Bicycle Master Plan. Mr. Johnson stated that when he viewed the Plan, he noticed the bicycle lanes proposed on Alameda Street by Wilson Park. Mr. Johnson stated that there is a lot of vehicle parking on that street which may make it unsafe to have a bicycle path. Mr. Johnson also stated that he does not believe the statistics regarding bicycle fatalities are correct.

Bruce Boyden, resident District 4, addressed the Planning Commission and stated that he believes the Bicycle Master Plan is a wonderful in concept. Mr. Boyden stated that it is important that the Bicycle

Master Plan is in conformance with the City Plan first. Mr. Boyden stated he was dissatisfied with the survey count.

Steven Masura, Community Development Director, stated that grant funds are usually reimbursable funds. Mr. Masura stated that the city will usually spend the money, then submit receipts for reimbursement through the grant.

Steven Masura, Community Development Director, stated that the Bicycle Master Plan will include improved lighting, a Safe Route to School plan, added crosswalks and all types of safety features for pedestrians and bicyclists.

Commissioner Gardner asked how will the changes be presented in the new document on May 27, 2015.

Steven Masura, Community Development Director, stated that the changes will be delineated in the Plan and also placed on the City's website for public viewing.

Commissioner Green-Wright stated that all attendees should have the same information regarding items before the Planning Commission.

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner the Planning Commission voted to continue this item to May 27, 2015 which the final Bicycle Master Plan will be presented with all changes and/or corrections.

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

6) OLD BUSINESS:

None.

7) DIRECTOR/STAFF UPDATE:

Robert Delgadillo, Planning Manager, addressed the Planning Commission presenting all new cases that will come before them for consideration: Meta Housing Phase II, City Shopping Center Banquet Hall, Prism Industrial Development and Heritage Development Group.

Commissioner Green-Wright asked about the vacant Pad 8 in the Compton Town Center Plaza.

Robert Delgadillo, Planning Manager, stated that Prism has had several offers for leasing the pad and this vacancy should be filled soon.

Robert Delgadillo, Planning Manager, discussed the Rancho Tech Center on Victoria Street, which is requesting a Parking Variance, an Alcohol Sales License for the Green Olive Restaurant, a cultural center and a church.

Commissioner Green-Wright asked if the City knew the owner of the property located at the corner of Compton Blvd and Central Avenue. Commissioner Green-Wright stated that she saw work going on there.

Robert Delgadillo, Planning Manager stated that it's owned by the Successor Agency. Mr. Delgadillo stated that when you see code violations take picture and send it to the City's app for reporting.

Commissioner Hays stated that whenever he contacts the Code Enforcement Office, he always gets results. Commissioner Hays stated that someone needs to notify that the Successor Agency maintain their properties throughout the City.

Commissioner Green-Wright discussed the operation of a carnival on Raymond Avenue and Wilmington Avenue which was an unsafe and inappropriate area for a carnival.

Steven Masura, Community Development Director, announced the upcoming City budget community forums, their dates and locations. Mr. Masura also polled the Commissioners regarding an opportune time for the business tours.

8) COMMISSIONERS COMMENTS:

None.

9) AUDIENCE COMMENTS:

Mr. Johnson, resident, addressed the Planning Commission and stated that he wanted applaud the Commissions efforts regarding addressing the marijuana dispensaries in the City. Mr. Johnson stated that it would be a great idea to have a "Bike Day" in the city to motivate residents to get involved with the Bicycle Master Plan.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope the Planning Commission adjourned the meeting of May 13, 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**