



days to 1 year. Jessica Larkin, Associate Planner, stated staff recommends approval of this Conditional Use Permit.

Commissioner Gardner asked if there is any parking being removed to construct the drive-through?

Jessica Larkin, Associate Planner, stated at present the lot is vacant and no parking spaces are being used for the drive-through.

*Commissioner Horton-Pope arrived at the meeting.*

Applicant, Eric Eklund, addressed the Planning Commission and public audience regarding Conditional Use Permit Case No. 2772. Mr. Eklund stated that he is currently in negotiations with a company called Steak and Shake to move into Pad 8 of the Gateway Towne Center. Mr. Eklund stated that the business has both a drive through component as well as sit down dining and will serve breakfast. Mr. Eklund stated that there is also another business interested in the tenancy, called Jersey Mikes.

Commissioner Atkinson asked what type of business is Jersey Mikes.

Mr. Eklund responded that Jersey Mikes is a gourmet sandwich shop that you can order and take out or order and sit outside the restaurant on patio tables with umbrellas.

Commissioner Green-Wright addressed the audience who recently arrived, asking if they wanted to be heard on this item, they could still complete a Speakers form.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission closed the Public Hearing by the following votes:

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

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved Conditional Use Permit Case No. with the stated corrections of conditions by the following vote:

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

Commissioner Green Wright thanked Mr. Eklund for the projects he has brought to the City.

**3) NEW BUSINESS**

None

**4) OLD BUSINESS:**

Commissioner Green-Wright stated that she is still concerned about the condition of the property at the corner of Santa Fe Avenue and Alondra Blvd. Commissioner Green-Wright stated the property is in need of immediate attention. Jessica Larkin, Associate Planner, stated that there is currently a Conditional Use Permit submitted to address the development of this property. Ms. Larkin stated the Applicant is proposing a small shopping center.

Commissioner Green-Wright stated also on the opposite side of the street, A & A Trucking needs to be notified that they need to address the untidiness of their property.

Commissioner Hays stated that he believes the largest perpetrator of neglected properties in the City is itself, the Successor Agency. Commissioner Hays stated that the Agency needs to clean up and maintain city owned property immediately.

Commissioner Green-Wright stated that she called the Successor Agency regarding the property at 156th Street and Central Avenue, and they were successful in cleaning the property. Commissioner Green-Wright stated that on Central Avenue and Compton Blvd. there are piles of dirt and someone is digging. Mr. Masura stated he would look into the goings on at this location.

Commissioner Horton-Pope stated that the Planning Commission should type a listing of the unmaintained properties and submit them to the appropriate parties. Mr. Masura stated that a listing is made from the minutes and the properties are being reported to the appropriate parties.

Commissioner Hays stated it is terrible how we attack businesses and property owners to maintain their properties, but fail to maintain our (City) own.

Commissioner Green-Wright stated that the Commission should invite the Director of the Successor Agency, (Dr. Kofi Sefaboakye) and the Code Enforcement Manager, (Gerardo Ares) to the next Planning Commission meeting to address these issues.

Commissioner Horton-Pope stated that it is a problem to constantly repeat these problems at each meeting, but the problems continue without remedy. Commissioner Horton-Pope asked if it were possible to receive a report from Code Enforcement of the properties they are addressing, and the timelines on when the violations will be addressed.

Commissioner Atkinson asked about the project going on at Rosecrans and Dwight Avenues. Jessica Larkin, Associate Planner, responded that the property is being developed by the County of Los Angeles Neighborhood Housing Services. Steven Masura, Director of Community Development, stated that after its completions, it will prove to be a very nice development.

Steven Masura, Director of Community Development, stated that he will extend an invitation to both the Successor Agency and the Code Enforcement Department to attend the next Planning Commission meeting in September, 2015.

Commissioner Hays asked if the City had a comprehensive beautification plan, which addresses the addition and removal of medians, landscaping, code enforcement and so forth. Commissioner Hays stated that this type of plan could utilize the services of the Block Clubs and Parks Commission to prepare a guide to organize

beautification efforts in the future. Mr. Masura stated that he will check into the Beautification Plan and/or Commission. Steven Masura, Director of Community Development, stated that City does have a multi-pronged method of addressing beautification issues although they are more reactionary than preemptive.

Steven Masura, Director of Community Development, stated that the City has applied for the Tiger Grant which is \$14 million dollars to rehab streets and bridges along Wilmington Avenue.

Anita Aviles, Attorney, stated that the City's Municipal Code is online and there are sections that specifically address code enforcement and property maintenance.

Commissioner Atkinson asked if residential neighborhoods have a code to comply with when it comes to property management as well. Steven Masura, Director of Community Development, answered affirmatively.

Commissioner Hays stated that he agreed with Commissioner Horton-Pope and there should be a letter prepared from the Planning Commission to the departments responsible for handling property maintenance in the City.

Commissioner Green-Wright stated that this issue may need to be moved forward and addressed to the City Council. Commissioner Green-Wright stated another avenue to lodge complaints are the community meetings held in each Council District monthly.

Commissioner Gardner asked that when the Directors are invited to address these issues at the next Planning Commission meeting, can they be told beforehand to be prepared to report on their processes and standards, as well as the unkempt properties.

Commissioner Hays stated that he is in support of and has used the City's App. Commissioner Hays stated that you can easily report problematic issues in and around the City. Commissioner Hays stated that he used the City App recently and saw quick action to his complaint.

Commissioner Gardner asked about the budget information that was sent to the Commissioners. Steven Masura, Director of Community Development stated that he had prepared a PowerPoint presentation regarding the budget, and can present it at the Commissions next scheduled meeting

**5) DIRECTOR/STAFF UPDATE:**

Steven Masura, Director of Community Development, discussed an article he sent to the Commissioners that was featured in the Los Angeles Times. Mr. Masura stated it was about Architect Harold Williams who recently passed away and contributed to the architecture of City Hall.

**6) COMMISSIONERS COMMENTS:**

Commissioner Atkinson asked if the one cent sales tax proposed by the Mayor was approved by City Council. Mr. Masura stated that it had not.

**7) AUDIENCE COMMENTS:**

Anita Aviles, Attorney, stated that the Commissioners can reference Chapter 8 of the City of Compton Municipal Code Section 8 for (1) public safety, (2) weed abatement, (3) vehicle abatement and (4) property maintenance.

Martha Wynn, Resident, addressed the Planning Commission and stated that she was glad she attended the meeting tonight and learned how the Planning Commission works. Ms. Wynn stated that the property owner at 155th Street and Central Avenue met with residents and explained how he planned to develop the property there.

Resident (name not given), address the Planning Commission and asked if there was any method of limiting the amount of 7-11 stores in the City. The Resident explained that there is a need for a variety of businesses in the City. The Resident also stated that the City's Municipal Code is outdated and is in need of revisiting.

Mario (last name inaudible) addressed the Planning Commission and asked about property acquisition from the Successor Agency.

Steven Masura, Director of Community Development, stated that the process is to first speak with Dr. Kofi Sefaboakye in the Successor Agency and your name is placed on a list for notification. Mr. Masura also stated that RFP (request for proposal) are also listed on the City's website for properties to be sold.

Commissioner Horton-Pope asked about the businesses that do not come before the Planning Commission. Mr. Masura stated that there are certain businesses that are automatically approved in accordance with the Municipal and Zoning Codes.

Anita Aviles, Attorney, stated that the Planning Commission can review the scope of the Commissioners authority, in the City Charter and Compton Municipal Code 2-8.

Steven Masura, Director of Community Development, stated that he could look into adding a comprehensive code change review to their list of duties.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission adjourned the meeting of August 12, 2015 by the following vote:

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

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**STEVEN MASURA**  
**COMMUNITY DEVELOPMENT**  
**DIRECTOR**

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