



Community Development Department - Planning Division

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 www.comptoncity.org

**PLANNING COMMISSION MINUTES
WEDNESDAY, MARCH 16, 2016
7:00 P.M.
CITY HALL COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE**

(The DVD for this meeting was inaudible at the start of the meeting and there was no picture)

1) **PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Commissioner Hays.

2) **ROLL CALL**

Commissioners Present:

Juanita Green-Wright
Elizabeth Atkinson
James Hays, Jr.
LeMeika Horton-Pope

Commissioner Absent:

Kinikia Gardner

Staff Representatives Present:

Robert Delgadillo, Planning Division
Troy Gunter, Planning Division
Anita Aviles – City Attorney's Office

3) **APPROVAL OF MINUTES** – December 9, 2015

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission minutes for the month of December 9, 2015 were approved by the following vote:

AYES: Commissioner Green-Wright
Commissioner Atkinson
Commissioner Hays
Commissioner Horton-Pope
ABSENT: Commissioner Gardner

(Agenda taken out of order to accommodate Presenters)

7) **SPECIAL PRESENTATIONS**

A. **City of Compton - Successor Agency**

March 16, 2016

Page 2 of 8

Dr. Kofi Sefa-Boakye, Manager of the City of Compton Successor Agency, held an informative power-point presentation which addressed the Successor Agency properties and how it manages these properties to be in line with the City of Compton General Plan. Dr. Sefa-Boakye informed the Planning Commission of the Successor Agency's purpose and goals for the City. Dr. Sefa-Boakye stated that the Agency is attempting to create pedestrian oriented community byways, especially on Compton Boulevard, the downtown area of the City. Dr. Sefa-Boakye stated that many projects the Redevelopment Agency were working previously were halted in 2011, when the State of California eliminated the Redevelopment Agencies and its programming. Dr. Sefa-Boakye listed and pointed out many properties the Agency was able to acquire prior to the dissolution of the Redevelopment Agencies. Dr. Sefa-Boakye stated that the Agency is currently in conversation with many developers to develop Successor Agency owned properties around the downtown area. Dr. Sefa-Boakye stated that the downtown area will connect with the Dollarhide Community Center and the Meta Housing development and be pedestrian friendly. Dr. Sefa-Boakye stated that the Successor Agency has a "Letter of Commitment" from the Sav-a-Lot Store Company to develop a store on Compton Blvd; this company is widely known on the east coast.

Planning Commissioner Green-Wright asked Dr. Sefa-Boakye if the City would be able to require developers to save and preserve the architecture of the older buildings with noted artistry,ng the antique structures intact.

Planning Commissioner Hays commented that he is in total support of preserving the old architecture of the older buildings in the City and that of late, many of the structures being built are just box structures.

Dr. Sefa-Boakye stated that it is possible for developers to be required to leave the original artistry architecture of the older buildings.

Planning Commissioner Horton-Pope stated that she attended a meeting and it was said that many of the Successor Agency properties are not well maintained. Planning Commissioner Horton-Pope stated that when buildings are unkempt, the property values decrease.

Planning Commissioner Atkinson asked Dr. Sefa-Boakye if the Successor Agency is planning to develop any of their properties into townhouses for single adults.

Dr. Sefa-Boakye stated that he agrees with Commissioner Atkinson, that townhouses should definitely be considered and would be a great fit for the community. Dr. Sefa-Boakey stated that the Successor Agency is able to impose certain restrictions on developers whereby they will have to commit to projects that are in line with the City's planning goals.

Planning Commissioner Hays stated that we have to be cognizant that when new housing is developed, the demand for City services escalates; street services, water services, public safety and the like. Planning Commissioner Hays asked how the City would accommodate these additional costs.

Dr. Sefa-Boakye addressed the Planning Commission and stated that the City would charge developers "development fees", which would absorb such additional costs and would eliminate the burden from the City.

March 16, 2016

Page 3 of 8

Commissioner Green-Wright asked Dr. Sefa-Boakye what was the purpose of the Redevelopment Agency purchasing these city properties?

Dr. Sefa-Boakye addressed the Planning Commission and stated that the Redevelopment Agency purchased the properties to remove blight as well as control potential buyers/developers would develop these properties in accordance with the City's General Plan. Dr. Sefa-Boakye told the Planning Commissioners that he wanted update them to the new phase of the Metro Senior Housing project on Alameda Street. Dr. Sefa-Boakye stated that there will be 35 units of affordable housing, construction to begin very soon.

Commissioner Atkinson asked Dr. Sefa-Boakye are there going to be any more housing developments like the ones on Myrrh Street and Alameda, whereby the businesses are on the ground level and the housing is on the upper level. Commissioner Atkinson also asked Dr. Sefa-Boakye if all the units have sold.

Commissioner Horton-Pope stated that all the units are currently being rented, none have been sold.

Commissioner Green-Wright addressed Dr. Sefa-Boakye and stated that even though the Metro Senior Housing project is being developed, the units are not exclusive to Compton residents. Commissioner Green-Wright stated that the units are occupied according to a "wait" list.

Dr. Sefa-Boakye walked away from the microphone at this time. Dr. Sefa-Boakye was responding to the Planning Commission but all responses were inaudible.

City of Compton - Economic Development Presentation

Mr. Neil Holmes, Senior Economic Development Specialist addressed the Planning Commission regarding the City's Economic Development Plan. Mr. Holmes gave the Commission an update on the last presentation he presented to the Commission. Mr. Holmes stated that the function of the Economic Development department is to bring new businesses to the City, and job creation. Mr. Holmes stated that the following projects are underway at this time to ensure resident employment: Central Avenue Construction Project – currently at a 35% hire rate, Brickyard Project - 6 residents have been hired as Construction Apprentices, and the Waterline Project – also 6 residential hires. Mr. Holmes stated that Economic Development works closely with the CareerLink Center which is currently reviewing training programs and opportunities for Compton residents. Mr. Holmes stated the CareerLink Center has contacted Long Beach City College for Supply Chain Management training; this training will be an asset for the warehouse businesses coming to the Brickyard development. Mr. Holmes stated that Grocery Outlet has hired approximately 30 employees, and he will bring back to the Commission how many of those hired are Compton residents. Mr. Holmes stated that Wal-Mart is still coming to the City in fall 2016. Mr. Holmes read an article to the Planning Commissioners which highlighted the increases in salary and benefits for Wal-Mart.

Commissioner Horton-Pope asked Mr. Holmes when will the CareerLink Center have the actual number of employees hired from the City on these new business developments.

March 16, 2016

Page 4 of 8

Commissioner Atkinson commented, stating that lately in the press there have been noted closings of Wal-Mart Stores.

Mr. Holmes stated that she was correct, but the store in Compton is definitely slated to come.

Commissioner Horton-Pope stated that she called the CareerLink Center regarding ICD 10 Training program she was interested in implementing for the City. Commissioner Horton-Pope stated that she was informed there were no grants or start-up funds to assist in such endeavors, so it really isn't beneficial for someone to come to the City and offer such training.

Mr. Holmes stated that Economic Development and CareerLink are both searching for grant funding for particular training and business start-ups.

Commissioner Atkinson stated that residents of Compton that have sensitive backgrounds (criminal) should be able to re-establish themselves in the community as employees.

Mr. Holmes stated that they are partnering themselves with Shields for Families, to remedy such problems for individuals with sensitive backgrounds.

Mr. Holmes informed the Planning Commission that the new store, Grocery Outlet, will have their soft grand opening and ribbon cutting tomorrow, followed by the official grand opening on the 19th. Mr. Holmes invited the Planning Commissioners to attend.

Commissioner Horton-Pope stated that when she was a youth in Compton she benefited from working for the City, and the City no longer have those types of opportunities for youth. Commissioner Horton-Pope asked if there can be research done with a power-point presentation showing the costs it would take to create youth employment for the community.

Mr. Holmes stated that he could definitely prepare a presentation with that information and informed the Planning Commission that Mayor Brown currently has brought forth a youth empowerment program for our City's youth.

8) PUBLIC HEARING ITEM:

a. CHANGE OF ZONE No. 2782/MITIGATED NEGATIVE DECLARATION No. 940 –

A request of Bala Vairavan Architects Inc. to rezone the property located at 809, 811, 821 W. Rosecrans Ave. from Low Density Residential (R-L) to Commercial Manufacturing (C-M) to permit the development of a commercial center.

Troy Gunter, Planner, addressed the Planning Commission and public audience regarding Change of Zone No. 2782/Mitigated Negative Declaration No. 940. Mr. Gunter stated that the subject property is located at 8009, 811, 812 W. Rosecrans Avenue. Mr. Gunter presented all relative graphs, maps, diagrams and information on this project. Mr. Gunter stated that the Applicant is requesting the zone

March 16, 2016

Page 5 of 8

be changed from (RL) Low Density Residential Zone to (CM) Commercial Manufacturing Zone. Mr. Gunter stated that this change will allow the Applicant to create a Commercial Center. Mr. Gunter stated that a Conditional Use Permit was previously approved which approved the Applicant's desire to construct a commercial center at that address. Mr. Gunter stated that the Zone Change is in line with the currently City's General Plan the surrounding properties to the east, west north and south are zoned Commercial Manufacturing and Limited Manufacturing. Mr. Gunter stated that staff requests recommendation from the Planning Commission subject to the findings and conditions of the Staff Report, submit this Zone Change to the City Council for approval.

Anita Aviles, City Attorney Office, reiterated to the Planning Commission that there vote will be a recommendation to the City Council, the City Council will approve or deny the Zone Change. Attorney Aviles also informed the Planning Commission that this parcel is one legal parcel, even though it has dual zoning.

Commissioner Hays stated that he remembered that the Planning Commission approved this project last year.

Mr. Robert Delgadillo, Senior Planner addressed the Planning Commission and stated that the property was vacant in the 60's and commercial businesses appeared in that area. Mr. Delgadillo stated that commercial developments to be in compliance with the Zoning Code need to be in a commercial zone, that's why the Applicant is back requesting the Zone Change.

Mr. Gunter, Planner addressed the Planning Commission and stated there are two individuals here for public comment for this project.

Alicia Villa, Compton resident, who owns a flower shop near the project site asked if the new business would sale alcohol.

Mr. Robert Delgadillo, Senior Planner stated that the project consists of three separate buildings, the smaller of the three, being proposed as a non-alcohol 7-11 Store.

Commissioner Horton-Pope asked if it was possible for the business to return later and request an alcohol license.

Mr. Delgadillo, Senior Planner, stated that if this particular business did come back later and request an alcohol license, they would have to meet the requirements set form by the State of California Alcohol Beverage Control Unit as well as come before the Planning Commission for approval.

Ramon Avila, Compton resident, stated he resides just five (5) minutes from this area and asked why the staff didn't recognize that the business needed a Zone Change initially.

Mr. Robert Delgadillo, Senior Planner stated that staff was aware the property needed to be re-zoned, but at the time the Applicant was preparing their Conditional Use Permit, their finances did not permit them to do both the Zone Change and Conditional Use Permit, so the Zone Change was placed on hold.

Mr. Avila asked staff if it is possible for him to access information on this project on the City's website.

March 16, 2016

Page 6 of 8

Mr. Delgadillo stated that the information is not on the City's website, but Mr. Avila is welcomed to come to the Planning department or leave his email address for information regarding this project.

Commissioner Horton-Pope asked why the City is allowing so many 7-11 Stores in the City.

Robert Delgadillo, Senior Planner stated that in the past three years 7-11 Stores are on a building spree and several have come to the City. Mr. Delgadillo stated that there certain businesses that are automatically approved according to the City of Compton Municipal Code.

Commission Atkinson asked if the City could place a moratorium on liquor stores coming into the City.

Commissioner Horton-Pope stated that there should be something that can be done limiting so many 7-11 Stores coming into the City. Commissioner Horton-Pope stated she wanted to come into the Planning Department to discover why department has to approve so many of these types of businesses.

Commissioner Hays stated that the reason why these stores are coming into the community is because there is an obvious need for them. Commissioner Hays stated that the City does not have many major grocery stores and many residents walk to these convenience stores.

Robert Delgadillo, Senior Planner stated the Planning Commission can approve or deny businesses that need a Conditional Use Permit only, some businesses are automatically approved in accordance with the City Municipal Code. Mr. Delgadillo stated that as long as the business meets the zoning code, it's permitted to operate in the City.

Planning Commissioner Green-Wright stated that it is the responsibility of the City Council to adopt a moratorium on liquor stores.

Valerie Lumpkin, Compton resident, address the Planning Commission and stated her concern is that if this business does return to request an alcohol permit, there is a school nearby.

Commissioner Hays address Ms. Lumpkin and informed her that the Planning Commission denied an alcohol sales permit for the Chevron Station on Rosecrans Avenue and Wilmington Avenue. Commissioner Hays also stated that this project was approved by the Planning Commission a year ago and there was no public/community input.

Ms. Lumpkin denied being notified on this project

Robert Delgadillo, Senior Planner stated that all residents are notified by that are within a 500 foot radius of the proposed project, and when a business is requesting a alcohol permit residents are notified in a 1000 square foot radius.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission closed the public hearing - **CHANGE OF ZONE No. 2782/MITIGATED NEGATIVE DECLARATION No. 940** – A request of Bala Vairavan Architects Inc. to rezone the property located at 809, 811, 821 W. Rosecrans Ave. from Low Density Residential (R-L) to Commercial Manufacturing (C-M) to permit the development of a commercial center.

March 16, 2016

Page 7 of 8

AYES: Commissioner Green-Wright
Commissioner Atkinson
Commissioner Hays
Commissioner Horton-Pope
ABSENT: Commissioner Gardner

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission recommended this project to the City Council for approval

AYES: Commissioner Green-Wright
Commissioner Atkinson
Commissioner Hays
Commissioner Horton-Pope
ABSENT: Commissioner Gardner

9) NEW BUSINESS

None

10) OLD BUSINESS

Commissioner Horton-Pope asked if the funding for the Bicycle Master Plan has been received by the Planning Department.

Robert Delgadillo, Senior Planner, addressed the Planning Commission and stated that the Department has received not funding for the Bicycle Master Plan. Mr. Delgadillo stated however the Planning Department did receive funding for the Transit Oriented Development (TOD) for the Artesia Boulevard transit station. Mr. Delgadillo stated that the grant is in the amount of \$460,000.00 from Metropolitan Transit Authority. Mr. Delgadillo stated that these funds will allow for a feasibility study to determine how to connect transit, entertainment and shopping in that area.

Commissioner Horton-Pope asked if the Planning Commission is able to receive a report outlining Planning projects funded through grant funds.

Robert Delgadillo answered affirmatively.

Commissioner Atkinson asked about the marijuana stores popping up around the City. Commissioner Atkinson stated that there is one now opened at 410 Wilmington Avenue.

Robert Delgadillo, Senior Planner, stated that the City's Municipal Code prohibits marijuana dispensaries and the businesses are illegal. Mr. Delgadillo stated that the Code Enforcement Department will cite the business and the Building Department will make the business close.

Commissioner Hays asked the Planning Commissioners if the meeting can yield to Commissioner Boyd from the City's Oversight Commission, he has to leave.

Commissioner Boyd stated that he is on the Oversight Commission and has been assigned the Planning Commission as one of his commissions. Commissioner Boyd stated the he considered the Planning Commission a model commission and commends them. Commissioner Boyd stated that this Commission is proficient and asks the right questions. Commissioner Boyd – Oversight Commission stated that their Commission will be holding training for all City commissions. Commissioner Boyd – Oversight Commissioner stated that the Planning Commission is one of the highest performing Commissions the City has.

Commissioner Green-Wright stated that the Planning Commission needed Ethics training.

Several Commissioners stated that they have had Ethics training in the past.

11) DIRECTOR'S REPORT

None

12) COMMISSION COMMENTS

Commissioner Hays stated that Compton Blvd, from Willowbrook Avenue to Central Avenue, is in horrific condition; grass growing up on the sidewalk and overall maintenance issues.

13) AUDIENCE COMMENTS

None

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission moved to adjourn the meeting of March 16, 2016.

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

ABSENT: Commissioner Kinikia Gardner

**ROBERT DELGADILLO,
SENIOR PLANNER**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**