



Community Development Department - Planning Division

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**PLANNING COMMISSION MINUTES
WEDNESDAY, APRIL 20, 2016
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
Elizabeth Atkinson
James Hays, Jr.
LeMeika Horton-Pope
Kinikia Gardner

Staff Representatives Present:

Robert Delgadillo, Planning Division
Jessica Larkin, Planning Division
Troy Gunter, Planning Division
Merle Greene – City Attorney's Office

- 3) **APPROVAL OF MINUTES** – March 16, 2016

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

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

(Agenda taken out of order to accommodate Presenters)

- 4) **PUBLIC HEARING ITEM:**

CONDITIONAL USE PERMIT CASE NO. 2758/MITIGATED NEGATIVE DECLARATION NO. 937 – A request of Infill Property Partners LLC to construct a 139,675 square foot, speculative industrial building located within 200 feet of residential uses on a 6.7 acre site located at 1420 N. McKinley Ave. in the Heavy Manufacturing (M-H) and Buffer (B) zones.

Jessica Larkin, Planner, addressed the Planning Commission and public regarding Conditional Use Permit 2758/Mitigated Negative Declaration No. 937. Ms. Larkin stated that the property is currently undeveloped.

Ms. Larkin stated that in accordance to Section 30-26 of the City of Compton Municipal Code this project requires a Conditional Use Permit; the development planned is over 50,000 square feet and near residential uses. Ms. Larkin stated that the development is in compliance with the City's current General Plan and development standards. Ms. Larkin stated that the project's aesthetics are in common with the surrounding developments, and blend seamlessly with the surrounding land uses. Ms. Larkin stated that all measures have been taken to ensure lighting, parking, and street views will not negatively impact the neighboring residential area. Ms. Larkin stated that the project does not create any negative environmental impacts to surrounding community. Ms. Larkin stated that the following changes should be noted: 1) Condition #31 and MND #24 be modified to state the language that is used in Condition #6, and 2) after the language is incorporated in Condition #31 and MND #24, Condition #6 is deleted. Ms. Larkin stated that staff is supportive of the project development with the outlined Conditions of Approval and asks that the Planning Commission approve Conditional Use Permit #2758 and adopt Mitigated Negative Declaration #937 as specified in the staff report.

Commissioner Gardner asked staff about Condition #31. Commissioner Gardner asked if there is a component whereby the developer pays for continued maintenance of the public streets.

Jessica Larkin, Planner, stated that after the streets are initially repaved, the maintenance will be the responsibility of the City's Public Works department.

Commissioner Green-Wright asked staff if the Public Works department would be able to request payment from the developers for ongoing street maintenance.

Jessica Larkin, Planner, stated that Public Works evaluates the amount of funds the developers are responsible for.

Commissioner Atkinson, asked staff when are the developers going to repave and the repair the streets in and around the project area.

Robert Delgadillo, Senior Planner, stated that some of the repair is in process and the total street will be repaved after this project and the Brickyard is done.

Ms. Larkin informed the Planning Commission that the developers are present and would like to give their own presentation.

Eric Ecklund, Developer, addressed the Planning Commission regarding this project. Mr. Ecklund first wanted to commend staff on their working relationship and the conditions proposed for approval were sensible and fair. Mr. Ecklund presented photos showing the depicting the projects aesthetics is the same as the other developments in the industrial area, with screened wall features and landscaping. Mr. Ecklund stated that this project meets the prior conditions of the Community Redevelopment Agency removing blight, creating jobs and increasing tax revenues. Mr. Ecklund stated that the project should create 80-160 jobs. Mr. Ecklund also presented photographs of previous industrial park developments their company has constructed in other surrounding cities.

Commissioner Green-Wright asked Mr. Ecklund if the plants and trees proposed for this development will be drought tolerant in accordance with the new water conservation standards.

Eric Ecklund, responded that the landscape design is in accordance with Green Code, and are drought tolerant.

Commissioner Gardner asked if any tenants have been identified.

Eric Ecklund responded that tenants have not been identified as of yet.

A second Prism representative (who did not give his name) addressed the Planning Commission and stated again that the Planning staff was wonderful to work with. He stated that the city and Prism Realty have a twelve year working relationship. Prism representative stated that his company has brought \$105 million in revenue to the city.

Commissioner Green-Wright asked the Prism representative is the tenants would utilize the Careerlink Center for advertisement and recruitment of jobs.

Prism representative responded affirmatively. The Prism Representative stated that the new road surrounding the project facility has a twenty year life span and the Public Works department will not have to worry about maintenance in the near future.

Commissioner Hays stated that there was speculation regarding the closing of the brickyard and what developments would be proposed for the site. Commissioner Hays stated that the development is a good fit for the community and also aesthetically pleasing.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission closed Public Hearing - CONDITIONAL USE PERMIT CASE NO. 2758/MITIGATED NEGATIVE DECLARATION NO. 937.

On a motion by Commissioner Hays, seconded by Commissioner Gardner, the Planning Commission approved Mitigated Negative Declaration No. 937 and approved Conditional Use Permit Case No. 2758.

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

Commissioner Green-Wright addressed her fellow Commissioners and stated she would like to recuse herself in this matter as she personally is acquainted with the Applicant in the Case, and asked that Vice-Chairperson Hays take over the chairing of the meeting at this time.

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission opened Public Hearing Conditional Use Permit Case No. 2784

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

B. CONDITIONAL USE PERMIT CASE NO. 2784 – A request of El Michel Armstrong to construct one additional residential unit within an existing triplex located at 1520 S. Wilmington Ave., in the Limited Commercial (C-L) zone.

Troy Gunter, Planner, addressed the Planning Commission and public regarding this Conditional Use Permit. Mr. Gunter prepared a power-point presentation showing the subject site as mixed use. Mr. Gunter stated that the Zoning map shows that the proposed construction is in the Limited Commercial Zone and therefore requires a Conditional Use Permit. Mr. Gunter stated that the Project Analysis shows that this area has been multi-family since the 1960's. Mr. Gunter stated that the Applicant is proposing to construct a two (2) story unit with a two (2) car garage. Mr. Gunter stated that staff recommends approval of Conditional Use Permit Case No. 2784 subject to the findings contained in the staff report.

Applicant, Mike Armstrong, addressed the Commission and asked if they had any questions of him.

Commissioner Hays asked the Applicant how many residents are currently occupying the other units. Commissioner Hays asked the Applicant how many of the twelve residents are children? Commissioner Hays inquired if the Applicant believed the open space proposed at the rear of the property is sufficient for the amount of children that will reside there. Commissioner Hays stated the Applicant can have signage designating the play areas.

Mike Armstrong stated there are currently twelve (12) residents in the three (3) units that are presently in use and that there are six (6) children in residence. Mr. Armstrong stated that the proposed rear open space area would be sufficient play space for the children and the children can also utilize the driveway as a play area as well.

Commissioner Hays asked Mr. Armstrong if there are any safety mechanisms in place when the children play in the driveway area.

Troy Gunter, Planner, stated that one of the Conditions of Approval would be to provide a gate across the property.

Mike Armstrong stated that he could place a fence there but he is worried about the entry off of Wilmington Avenue.

Robert Delgadillo, Senior Planner, stated if it is the desire of the Commission to modify the condition, they can delete the gate requirement and add a speed bump requirement they can do so in their motion.

On a motion by Commissioner Gardner, seconded by Commissioner Atkinson, the Planning Commission closed Public Hearing - CONDITIONAL USE PERMIT CASE NO. 2784.

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

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission recommended approval of this project with the following stipulations: 1) delete Condition of Approval #4 – required electronic gate and 2) add Condition of Approval – requiring the installation of a speed bump.

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

Robert Delgadillo, Senior Planner introduced the City Manager, Roger Haley and Assistant City Manager, Alma Martinez.

Roger Haley, City Manager, addressed the Planning Commission and thanked the City of Compton for giving him his initial career opportunity in local government. Mr. Haley thanked Commissioner Hays for taking the time to mentor youth, because he was one of the youth that received valuable information and mentoring. Mr. Haley explained his past careers and how he took the opportunity to manage the city when they called. Mr. Haley told the Commission that his Assistant City Manager, Ms. Martinez, has a background in development and is incredibly helpful. Mr. Haley spoke about his short term and long term goals for the city and thanked the Commission for their dedication to the city.

The Commissioners and City Manager discussed street repair and maintenance. Mr. Haley stated that the city streets need a total reconstruction. Commissioner Green-Wright asked if there will be a project manager to check on the work of the company chosen to do the street construction. Mr. Haley stated they will hire a project management company for those purposes. Commissioner Green-Wright gave the City Manager a list of city problems that need immediate attention (Compton Blvd. and Barron – property unkempt, property owner should be notified, Alondra Blvd. and Harlan – property owners cut city sidewalk to make a driveway – property owners should be notified this is not permitted, 1510 Wilmington Avenue – have unauthorized swap meets.)

Commissioner Atkinson asked if the Code Enforcement Division is understaffed. Mr. Haley stated that he would have the Officers look into these problems. Commissioner Hays welcomed both the City Manager and the Assistant City Manager to the city. Commissioner Hays informed the City Manager of upcoming items that will come before the Commission (Drone Ordinance, Electric Vehicle Charging Stations).

5) NEW BUSINESS

None

6) OLD BUSINESS

Commissioner Hays stated that a joint meeting/workshop with the City Council Joint is still being considered. Commissioner Hays stated that a meeting with the new Sheriffs Captain and Chamber of Commerce is also being considered.

The Planning Commissioners thanked Robert Delgadillo for budgeting the APA Convention annually, because the Commission learns new innovation in Planning and bring these ideas back to the city.

Commissioner Green-Wright stated that she is on Assemblyman Mike Gibson's Water Conservation Committee and she is concerned that we are not taking the necessary action conserving water.

Robert Delgadillo, Senior Planner, spoke about the conservation efforts that are currently available to residents.

Robert Delgadillo and the Planner Commission discussed "small housing" or SRO (single room occupancy) housing and if it would be conducive for Compton.

Commissioners spoke about activities for children in the city. Commissioner Hays stated that the Parks and Recreation department provides; day camps, sports programs, tutoring and many other programs.

7) DIRECTOR'S REPORT

8) COMMISSION COMMENTS

Commissioner Gardner wanted information from the last meeting when Dr. Kofi Sefa-Boakye, Successor Agency spoke on projects in process for the city. Robert Delgadillo, Senior Planner, stated that we have a DVD of the last meeting and Commissioner Green-Wright stated there was a handout given by Mr. Sefa-Boakye as well.

Commissioner Green-Wright reminded everyone that the Oversight Committee is hosting a workshop for all commissioners in the city on April 22, 2016 at the Dollarhide Senior Center.

Commissioner Gardner expressed her gratitude for the cards and flowers sent at the loss of her Grandmother.

On a motion by Commissioner, seconded by Commissioner Hays, seconded by Commissioner Atkinson the Planning Commission moved to adjourn the meeting of April 20, 2016.

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

ABSENT: Commissioner LeMeika Horton-Pope

**ROBERT DELGADILLO,
SENIOR PLANNER**

**JUANITA GREEN-WRIGHT,
CHAIRPERSON**