



## PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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

---

**PLANNING COMMISSION MINUTES  
WEDNESDAY, JUNE 8, 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 Gardner.
- 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  
Troy Gunter, Planning Division  
Anita Aviles – City Attorney's Office

- 3) **APPROVAL OF MINUTES** – April 20, 2016

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved the minutes for the month of April 20, 2016 was approved by the following vote:

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

*(Agenda taken out of order to accommodate New Compton Sheriff Captain Michael Thatcher)*

Captain Thatcher addressed the Planning Commission, thanking them for the invitation to the meeting. Captain Thatcher stated he will avail himself to the Planning Commission in whatever

capacity that may be necessary. Captain Thatcher stated that he looks forward to the Sheriff's Department and Planning Commission working together.

Chairperson Green-Wright welcomed Captain Thatcher to the City and to future Planning Commission meetings.

**4) PUBLIC HEARING ITEM:**

- A. CONDITIONAL USE PERMIT CASE NO. 2785**– A request of Karaki Western States to demolish an existing gas station with mini mart and service bay and remove the existing underground storage tanks and construct a new gas station with convenience store located at 106 N. Long Beach Blvd. in the Limited Commercial (C-L) zone.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission opened Public Hearing Conditional Use Permit Case No. 2785.

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

Troy Gunter, Planner, addressed the Planning Commission and public regarding this Conditional Use Permit. Mr. Gunter presented a power-point presentation which showed the newly proposed mini market and gas station. Mr. Gunter explained the Applicant's proposed drought tolerant landscaping and other amenities to be made to the property. Mr. Gunter stated that the current project site has been a gas station since the 1960's. Mr. Gunter stated that the Compton Municipal Code does not automatically approved a gas station in the Limited Commercial zone therefore a Conditional Use Permit is required. Mr. Gunter also discussed the proposed structure, the demolition and trash enclosures proposed for this project. Mr. Gunter stated that the current General Plan designation permits the proposed new gas station at the project site. After presenting all the pertinent facts relating to this Conditional Use Permit, Mr. Gunter stated that staff recommends approval of Conditional Use Permit Case No. 2785 subject to the findings and conditions contained in the staff report.

Commissioner Atkinson asked Mr. Gunter if the proposed mini-market would be located in the area of where the previous auto repair was located.

Troy Gunter, Planner, stated that the auto repair use will no longer be a part of the proposed development and would be demolished.

Commissioner Green-Wright asked Mr. Gunter if the proposed project will be a gas station only or a gas station and store.

Mr. Gunter answered that the mini-market is proposed in addition to the gas station and demonstrated with photos of the proposed development.

Commissioner Hays asked if this project would be similar to AM PM gas station mini-market business.

Mr. Gunter answered affirmatively.

Commissioner Hays asked if it was necessary to have the access proposed from Bowen Street when there are two other accesses to the business.

Robert Delgadillo, Senior Planner, stated that the Applicant proposed the additional access on Bowen and staff did determine that having additional access would not pose any negative impacts, but would help alleviate traffic congestion from the other two accesses.

Commissioner Gardner asked Staff if the underground tanks were remediated.

Robert Delgadillo, Senior Planner, stated that the Los Angeles County Fire Department monitors the remediation of the tank removals and backfills, therefore ensuring there is no contamination present.

Commissioner Gardner asked if the store windows would be transparent. Commissioner Gardner also asked if the trash enclosures would have lids, as they do not currently. Commissioner Gardner asked if the parking area would be repaved and stiped.

Troy Gunter, Planner answered affirmatively. Mr. Gunter stated that the proposed trash enclosures will have the required lids. Mr. Gunter stated and showed photos of the proposed paved and striped parking areas.

Commissioner asked how many parking spaces are required for this development

Commissioner Green-Wright asked how many of the proposed parking spaces would be handicapped parking.

Troy Gunter, Planner stated that there would be one (1) handicapped parking space.

Commissioner Green-Wright stated that if possible at least two (2) handicapped parking spaces should be provided as there is a large senior population in that area.

Mr. Henry Ling, Applicant Representative, Western States, introduced himself to the Planning Commission. Mr. Ling expressed his approval of working with Planner Gunter on this project, stating he was very responsive to their inquiries and very attentive to project details. Mr. Ling explained that the in the State of California Building Code there should be one (1) handicapped parking space per 25 parking spaces and they meet the minimum requirement in this case. Mr. Ling stated that the handicapped space will be wide enough for van and wheelchair access.

Robert Delgadillo, Senior Planner, stated that there has been a misstatement, and only eight (8) parking spaces are required for this development.

Applicant, Henry Ling, pointed out all parking spaces proposed for this project to the Commissioners.

Commissioner Green-Wright asked if there will be a security hired for this facility.

Applicant Ling stated that there will be security cameras but since they are not a 24 hour facility, no security guard will be hired.

Commissioner Green-Wright asked if it is the same owner for this project as has been previously, because the property was unkempt.

Commissioner Hays asked the Applicant if they have considered artificial landscaping because it looks excellent year round.

Commissioner Gardner asked if graffiti abatement was included in the Conditions of Approval.

Robert Delgadillo, Senior Planner, stated that it is the property owners responsibility to remove graffiti within 24 hours of being notified is mandated by the City of Compton Municipal Code.

Commissioner Hays stated that if the Commission requires this Applicant to have graffiti abatement as a condition of approval, all projects from this point forward should also have this same condition noted.

On a motion by Commissioner Hays, seconded by Commission Horton-Pope, the Planning Commission closed the Public Hearing for Conditional Use Permit Case No. 2785– A request of Karaki Western States to demolish an existing gas station with mini mart and service bay and remove the existing underground storage tanks and construct a new gas station with convenience store located at 106 N. Long Beach Blvd. in the Limited Commercial (C-L) zone.

AYES: Commissioner Atkinson

Commissioner Hays  
Commissioner Gardner  
Commissioner Green-Wright  
Commissioner Horton-Pope

On a motion by Commissioner Gardner, stating with the addition of condition of approval #13 – Graffiti Abatement within 24 hours of official notice the Planning Commission approves Conditional Use Permit Case No. 2785, seconded by Commissioner Atkinson.

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

5) **NEW BUSINESS**

**A. Introduction of New Compton Sheriff's Station Captain**

*(taken out of order at the beginning of meeting)*

Commissioner Horton-Pope asked Mr. Delgadillo when the City was planning to replace the Senior Economic Development Specialist as the Commission would like to be kept abreast of any new events in the city.

Robert Delgadillo, Senior Planner, stated that the city has hired a new Senior Economic Development Specialist – Dean Jones and he will invite him to their next meeting in July.

Commissioner Hays asked if there was a method of identifying all Section 8 and low-income housing in the city so that when future housing developments are proposed the Commission could make sure these developments are not all concentrated in one area of the city.

Anita Aviles stated that there are federal laws which protect the identification of Section 8 housing landlords and residents.

Robert Delgadillo, Senior Planner, stated that he would consult with the City Attorney's Office to see what they can come it with, without violating Section 8 privacy.

6) **OLD BUSINESS**

Commissioner Hays asked if staff would look into policies governing drones.

7) **DIRECTOR'S REPORT**

None

8) **COMMISSION COMMENTS**

None

9) **AUDIENCE COMMENTS**

None

On a motion by Commissioner Atkinson, seconded by Commissioner Hays, the Planning Commission adjourned the meeting of June 8, 2016 at 8:02 p.m.

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

---

**ROBERT DELGADILLO,  
SENIOR PLANNER**

---

**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**