



## PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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**PLANNING COMMISSION MINUTES  
WEDNESDAY, JULY 13, 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  
James Hays, Jr.  
LeMeika Horton-Pope  
Kinikia Gardner

Commissioners Absent:

Elizabeth Atkinson

Staff Representatives Present:

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

3) **APPROVAL OF MINUTES** – June 8, 2016

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission approved the minutes for the month of June 8, 2016 was approved by the following vote:

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

ABSENT: Commissioner Atkinson

4) **PUBLIC HEARING ITEM:**

**A. CONDITIONAL USE PERMIT CASE NO. 2777, CONDITIONAL USE PERMIT CASE NO. 2788 AND VARIANCE CASE NO. 2789** - A request of Alondra at Santa Fe LLC., to develop a 7,673 square foot, single-story, multi-tenant commercial center with a reduced ten (10) foot building setback (variance) and a request for an off-site sales beer and wine alcohol license (type 20) for a convenience store proposed at 520 E. Alondra Blvd. in Compton in the Heavy Manufacturing (M-H) zone.

Commissioner Green-Wright addressed the Commission, staff and public regarding this Conditional Use Permit and Variance. Commissioner Green-Wright stated that staff would like to bring this item back to the Commission at their next scheduled meeting.

Robert Delgadillo, Senior Planner, recognized the attendees presently at the meeting who may want to address this Public Hearing and asked if the Commission would like to hear audience comments on this proposed development.

Commissioner Green-Wright queried her fellow Commissioners and they agreed to hear the public audience comments on this project.

Ms. Teresa Wright, Resident, addressed the Planning Commission regarding Conditional Use Permit Case 2777 and Variance Case 2789. Ms. Wright stated that she recognizes on the information provided that a 7-11 Store will anchor this development. Ms. Wright is concerned with the sale of alcohol at the 7-11 store and stated that there is already an overconcentration of alcohol sales in that area.

Ms. Barbara Calhoun, Resident, addressed the Planning Commission regarding Conditional Use Permit Case 2777 and Variance Case 2789. Ms. Calhoun discussed the Applicant's request for nonstandard "set-backs". Ms. Calhoun stated that in the documentation provided there is a statement that reads, "It's not a special privilege" to ask this setback request, because properties in the area also have the similar setbacks. Ms. Calhoun stated that this property has not been occupied in many years and the other properties referred to were probably grandfathered in that way. Ms. Calhoun stated that she will return to the next meeting in August to fight against the proposal of alcohol sales at the 7-11 store. Ms. Calhoun also asked if this site was a previous gas station and, if so, have the tanks been removed and soil remediated.

Robert Delgadillo, Senior Planner, stated that he will check with the City's Building and Safety Department to see if their records indicate the tanks were removed and soil remediated, if not, it will be the Applicant's responsibility to make sure this is done prior to project development.

Representative, for Mr. Pauls (no name given), addressed the Planning Commission. The Representative stated that he asked if this case, Conditional Use Permit Case 2777 and Variance Case 2789, be continued until the next scheduled Planning Commission meeting in August. The Representative stated that the tanks have been removed and the soil remediated on this property, but if the City or County requires additional clean-up they are willing to comply. The representative stated that the Applicant is willing to bring forth several conditions of approval on its own in relationship to alcohol and the public's safety. The Representative stated the Applicant plans to build a development that will be a thriving community oriented development.

Ms. Daphne Cleveland, Resident, addressed the Planning Commission regarding Conditional Use Permit Case 2777 and Variance Case 2789. Ms. Cleveland stated that she is against another store selling alcohol in the community.

Mr. Cumby, Resident, addressed the Planning Commission, representing Compton Empowered. Mr. Cumby stated that Compton Empowered is attempting to deflect violence in the community. Mr. Cumby stated that Compton has enough stores selling alcohol. Mr. Cumby stated that many of the

residents were not notified of this Public Hearing. Mr. Cumby stated that the City needs to take a stand against businesses coming into the Compton community that are not positive for the community and create a moratorium on alcohol sales. Mr. Crumby also stated that it is time for businesses to come into our city and bring businesses that have positive programs for residents, especially for the youth.

Commissioner Green-Wright asked staff to explain what the requirements are for notification of residents and businesses surrounding the project site.

Robert Delgadillo, Senior Planner, stated that the State requires notification of those residents and businesses within a one thousand (1000) foot radius. Mr. Delgadillo stated that the Applicant is required to submit to the Planning Department a mailing list of the addresses to be notified and a map showing the properties affected.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope the Planning Commission continued Conditional Use Permit Case 2777 and Variance Case 2789 until the next scheduled meeting in August 2016.

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

ABSENT:        Commissioner Atkinson

**B. VARIANCE CASE NO. 2787** – A request of Roosevelt Dorn for a lot size variance to allow the conversion of an existing guest house into a secondary unit located at 708 N. Thorson Ave., Compton in the Low Density Residential (R-L) zone.

Jessica Larkin, Associate Planner, addressed the Planning Commission regarding Variance Case No. 2787. Ms. Larkin described the existing property and the proposed modifications. Ms. Larking demonstrated through a power-point presentation photographs and maps indicated in the staff report. Ms. Larkin stated the Applicant proposes to build a guest house (secondary unit). Ms. Larkin stated that the design of the newly proposed unit will be consistent with the neighboring homes. Ms. Larkin stated that the proposed unit will have no adverse affects on the community. Ms. Larkin stated that staff recommends approval Variance Case No. 2787 in accordance with the findings stated in the staff report.

Commissioner Gardner asked staff about the parking for the newly proposed secondary unit.

Jessica Larkin, Associate Planner, described to the Planning Commission the access, driveway and parking area for the proposed secondary unit.

Applicant, Mr. Dorn, addressed the Planning Commission regarding Variance Case No. 2787. Mr. Dorn stated that it is his intent to build a unit that will enhance the surrounding community and something the community will be proud of. Mr. Dorn stated that his Architect is present and is prepared to comply with each conditions stated by staff and the Planning Commission. Mr. Dorn stated that he believed the

construction of the proposed secondary unit will be beneficial to both the city (through higher tax base) and community (increased property value).

Louise Perkins, Resident, addressed the Planning Commission, regarding Variance Case 2787. Ms. Perkins was against building a secondary unit to house tenants that may change every month or so.

Mr. Dorn explained that the proposed unit will not be used to temporarily house tenants; the tenant will be renting annually.

On a motion by Commissioner Hays, seconded by Commissioner Horton Pope, the Planning Commission closed the Public Hearing.

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

ABSENT: Commissioner Atkinson

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission approved Variance Case No. 2787.

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

ABSENT: Commissioner Atkinson

**5) NEW BUSINESS**

Robert Delgadillo, Senior Planner, introduced the newly hired Sr. Economic Development Specialist, Mr. Dean L. Jones.

Dean Jones, Sr. Economic Development Specialist, addressed the Planning Commission regarding the City's Economic Development Plan. Mr. Jones gave a power point presentation outlining economic development; which included its mission statement, and division of businesses throughout the city. Mr. Jones discussed the Business Loan program coordinated by Pacific Coast Regional. Mr. Jones stated that Pacific Coast Regional not only approves business loans, they also provide loan orientation, business training, business planning, business marketing and other management tools. Mr. Jones stated that at the present time the Business Loan program will offer small businesses \$25,000 and large businesses \$75,000. Mr. Jones discussed the Film Permit Project; types of films being produced, value of community exposure and the financial gain. Mr. Jones stated that the following are important factors of economic development; increasing businesses in the city, business networking, business incentives. Mr. Jones stated that on July 27, 2016, Go-Biz, the State of California Competes Program will be sponsored by the city at the Douglas Dollarhide Center. Mr. Jones explained that Go Biz allows tax credits to businesses that employ over 25 employees. Mr. Jones stated that there is a new business in the city, a meat packing company, at 310 Long Beach Blvd. that has 150 employees. Mr. Jones stated that CareerLink partnered

with the company to hire Compton residents. Mr. Jones also stated he has spoken with Chairperson Green-Wright about collaborating with surrounding city commissioners; he has collected all their contact information. In addition, Mr. Jones discussed the Richland Farms area of Compton, zoned RA Residential Agriculture. Mr. Jones discussed the value of “farm to table” certified food businesses and he discussed the reopening of the Farmer’s Market.

Commissioner Green-Wright asked if Mr. Jones could schedule a tour of the meat packing facility for the Planning Commission.

Commissioner Atkinson arrived at the Planning Commission meeting.

Mr. Jones introduced Ms. Kathleen Blackistone, Moonwater Farms, a resident of the city of Compton and with a farm in Richland Farms.

Ms. Blackistone, Resident, discussed urban farming opportunities in the city. Ms. Blackistone discussed how she and her husband restored their property to residential and farming. Ms. Blackistone discussed the value of the residential agriculture zone in the city and the incentives to grow organic. In addition, Ms. Blackistone discussed; urban agriculture incentive zoning, aquaponics, and how she and her husband share their farming knowledge with students.

Commissioner Green-Wright asked if she farmed winter through summer and does she have a problem with visitors when there is a parking permit requirement in that particular area.

Ms. Blackistone stated that her visitors usually arrive by van.

Commissioner Hays stated that this was great information and wished that there was a handout for the Commissioners. Mr. Jones gave each Commissioner a copy of the power-point presentation.

Commissioner Gardner stated that she recently emailed staff regarding Richland Farms and its business possibilities.

Commissioner Horton-Pope asked if Mr. Jones was aware of a new business in the city; a chocolate factory.

Mr. Jones stated that he did not but would look into it.

## **6) OLD BUSINESS**

Commissioner Green-Wright stated that at Compton Blvd. and Barron Avenue the vacant lot is a mess and the fence is halfway down. Commissioner Green-Wright asked how we could get the property owners to maintain their properties in the city. Commissioner Green-Wright also stated there is starting to be a big homeless problem on Compton Blvd. as well.

Commissioner Hays stated that he would like to know when the Commission approves Variances and Conditional Use Permits to permit alcohol sales there is a “condition of approval” to prohibit loitering. Commissioner Hays asked how can these conditions be enforced.

Robert Delgadillo, Senior Planner, stated that Compton has many liquor stores that were in place before it was required to obtain a conditional use permit and are “legal non-conforming” uses. Mr. Delgadillo stated

that if the businesses are a public health and safety concern; the City Council can either revoke the conditional use permit, or if no CUP, report criminal activities to the Sheriff's Department.

Merle Greene, City Attorney's Office, stated that the City Attorney's Office is responsible for public nuisance abatement. Mr. Greene stated that through the abatement process, a business's license to operate can be revoked to exacting more serious consequences; like receivership of properties.

Commissioner Atkinson stated that she would call and give them the address of the old Moonlight Chinese restaurant that has become a homeless encampment. Commissioner Atkinson also commented on a marijuana dispensary Rosecrans Avenue that has been operating for almost a year.

Merle Greene, City Attorney's Office, stated that the city has an ordinance prohibiting marijuana dispensaries in the city. Mr. Greene stated that they will contact the property owners by mail to let them know how their property is being used.

Commissioner Horton-Pope stated that the public can contact Alcohol Beverage Control and file a complaint regarding alcohol related businesses and criminal activity. Commissioner Horton-Pope stated that it seems that Code Enforcement is not staying on top of the violation of properties in the city. Commissioner Horton-Pope also inquired about the Bicycle Master Plan.

Commissioner Hays stated that businesses operating in the City of Compton must obtain a business license. Commissioner Hays stated that the city should contact the property owners who house businesses without licenses and fine them.

Commissioner Horton-Pope asked if the Commission can invite the Sheriff's Department to have a dialogue regarding enforcement of the city ordinance prohibiting marijuana dispensaries.

Robert, Delgadillo, Senior Planner, stated that he can invite the Sheriff's back to the Planning Commission meeting to discuss this issue.

## 7) **DIRECTOR'S REPORT**

### **Drones**

Commissioner Hays asked how the Commission can help the city create an ordinance to prohibit drones in the city.

Robert Delgadillo, Senior Planner, presented a four page report discussing drone regulations. Mr. Delgadillo stated that regulations will come into effect on August 29, 2016.

Robert Delgadillo, Senior Planner, stated that the City's Bicycle Master Plan has been adopted and this documents gives Public Works the ability to apply for complete street grant funding. .

Commissioner Atkinson asked if there had been any further discussion regarding electric car charging stations in the city.

Robert Delgadillo, Senior Planner, stated that the electric charging station can be placed in the conditional use permit conditions of approval for large developments coming into the city..

Commissioner Green-Wright asked staff if they knew what development is being built on Rosecrans Avenue and Dwight Street.

Robert Delgadillo, Senior Planner, stated that the facility being developed at Rosecrans Avenue and Dwight will be a Neighborhood Housing Services facility which offers job training, health education and a variety of other community services.

Commissioner Gardner inquired about the City's Housing Element.

Robert Delgadillo, Senior Planner, stated that the Michael Baker Int'l has completed the Housing Element and Robert sent them corrects for final adoption.

Commissioner Gardner inquired about Transient Element Developments in the Housing Element.

Robert Delgadillo, Senior Planner, stated that the City has reached an agreement with MTA Metro Transit Authority, and a RFP Request for Proposal has been sent to the Assistant City Manager to prepare a Transit Oriented Development. Mr. Delgadillo stated that these developments will be planned to live, work and play without use of a car.

Barbara Calhoun, Resident, addressed the Commission and asked the Commission to place a condition of approval for the previously discussed 7-11 store for graffiti abatement. Ms. Calhoun also discussed Code Enforcement being moved from the City Attorneys' Office back to Building and Safety.

8) **COMMISSION COMMENTS**

9) **AUDIENCE COMMENTS**

On a motion by Commissioner Hays seconded Commissioner Atkinson the Planning Commission adjourned the meeting of July 13, 2016.

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

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**ROBERT DELGADILLO,  
SENIOR PLANNER**

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**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**