



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

ABSENT: Commissioner Atkinson

- A. CONDITIONAL USE PERMIT CASE NO. 2777, *CONDITIONAL USE PERMIT CASE NO. 2788 (Withdrawn)* AND VARIANCE CASE NO. 2789** - A request of Alondra at Santa Fe LLC., to develop a 7,673 square foot, single-story, multi-tenant commercial center with a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) proposed at 520 E. Alondra Blvd. in Compton in the Heavy Manufacturing (M-H) zone. *The request for off-site sales beer and wine alcohol license (type 20) has been withdrawn by the applicant.*

Jessica Larkin, Associate Planner, addressed the Planning Commission, staff and members of the public regarding this Public Hearing. Ms. Larkin, Associate Planner, presented a Power Point presentation in which she demonstrated the details of Conditional Use Permit Case No. 2777 and Variance Case No. 2789. Ms. Larkin, Associate Planner, stated that Applicant has withdrawn Conditional Use Permit Case No. 2788, for the off-site sale of beer and wine. Ms. Larkin, Associate Planner, stated the zoning code for the property and showed views of the proposed site. Ms. Larkin, Associate Planner, stated the Applicant will comply with the City's municipal code for lighting, parking, and landscaping. Ms. Larkin described the types of businesses that will be considered tenants for this proposed commercial center. Ms. Larkin explained why the Applicant is requesting a variance, for amended setbacks. Ms. Larkin, Associate Planner, stated that staff recommends approval of Conditional Use Permit Case No. 2788 and Variance Case No. 2789 according to the conditions set forth in the Staff Report.

Commissioner Gardner asked staff was there an Environmental Study or Traffic Study required by the Applicant in this proposed development.

Jessica Larkin, Associate Planner, stated that the project was categorically exempt by CEQA and an Environmental Study or Traffic Study was not required.

Applicant Representative, Michael Pauls, addressed the Planning Commission and stated that he would like to thank staff for their professional assistance in this proposed project. Mr. Pauls stated that the property has been an eyesore in the community for many years and this development will be advantageous to the community. Mr. Pauls stated that the site will be developed around the 7-11 market. Mr. Pauls stated that when a 7-11 store is an anchor store it becomes easier to lease the adjacent units.

Commissioner Gardner stated that her concern is traffic circulation. Commissioner Gardner stated that this project will cause the traffic to go from minimal traffic to a high traffic area. Commissioner Gardner asked how the Applicant's vision is for traffic to flow at the project site.

Applicant Representative, Michael Pauls, stated that there will be signage and street width surrounding the project area will accommodate the higher traffic.

Commissioner Gardner asked the Applicant about access for delivery trucks.

Michael Pauls, Applicant Representative, responded that staff did require that he prepare a Traffic Plan for truck vehicles entering and exiting the project site and the document is included in the Planning Commission package.

Jessica Larkin, Associate Planner, addressed the Planning Commission and directed to where in the package they could find the truck access documentation.

Commissioner Gardner asked the Applicant Representative when the trucks will deliver product to the store.

Jessica Larkin, Associate Planner, addressed the Planning Commission and showed where in the Staff Report where they could view the truck delivery plan.

Michael Pauls, Applicant Representative, stated that deliveries will be made primarily in the early morning hours.

Commissioner Hays asked how many 7-11 stores does the City currently have. Commissioner Hays stated that the City has an abundance of 7-11 stores already.

Jessica Larkin, Associate Planner, stated that the City cannot prevent a certain store from entering the City. Ms. Larkin stated that the Conditional Use Permit is for the commercial development not the store. Jessica Larkin, Associate Planner, also pointed out the truck parking at the development.

Commissioner Hays stated that the Planning Commission must look at the number of certain stores that are permitted in the City. Commissioner Hays stated that the City needs grocery stores.

Commissioner Gardner asked the Applicant Representative about security and loitering precautions. Commissioner Gardner also asked the Applicant Representative about the outside lighting.

Michael Pauls, Applicant Representative, stated that the security system proposed is over and beyond the norm. Mr. Pauls stated that the property will remain clean and well kept. Mr. Pauls stated that the community will take pride in this development.

Commissioner Hays asked as a developer is the residency of a 7-11 store required.

Michael Pauls, Applicant Representative, stated that the Applicant already has a lease agreement with 7-11 stores.

Commissioner Gardner asked staff out of the six 7-11 stores located in the City how many of those have alcohol licenses?

Jessica Larkin, Associate Planner, stated that she believed that four (4) out six (6) 7-11 stores have alcohol licenses.

Barbara Calhoun, Resident, addressed the Planning Commission and stated that 7-11 stores do not make their money from food sales but from alcohol sales. Ms. Calhoun asked again about the trucking dock. Ms. Calhoun stated that she believes the trucks will eventually park in the middle of the street and bring the product across the street. Ms. Calhoun stated that she will call ABC (Alcohol Beverage Control) and make sure this store will have to go through a hearing if they later apply for an alcohol license. Ms. Calhoun stated that she believes no other city has as many 7-11 stores as Compton has.

Lynn Boone, Resident, addressed the Planning Commission and asked the Commission what it would take to start a moratorium to prohibit more 7-11 stores. Ms. Boone stated that she is not for the 7-11 store coming to Santa Fe Avenue and Alondra Blvd. Ms. Boone stated that the City does not need any more stores selling liquor.

Commissioner Green-Wright asked the City Attorney representative, Anita Aviles if she knew the process of starting a moratorium to prohibit the establishment of more 7-11 stores in the City.

Anita Aviles, City Attorney's Office, stated that she would have to research this item. Ms. Aviles stated that the development is permitted right. Ms. Aviles stated that she would believe that you have to prove harm to the community to get a moratorium.

Commissioner Green-Wright stated that the Planning Commission follows the recommendation of ABC (Alcohol Beverage Control).

Bruce Boyden, Oversight Commissioner, stated that the Planning Commission is one of highest form of commissioners in the City. Mr. Boyden stated that it is his experience that they come back and go to City Council and the decision is override.

Commissioner Gardner stated that she would be remiss if she did not take this opportunity to address her concerns regarding this project. Commissioner Gardner stated that she would ask that additional conditions be added to this project.

Michael Pauls, Applicant Representative, stated that the project site will be well developed. Mr. Pauls stated that this project will bring business opportunities as well as jobs to the community. Mr. Pauls stated that the environment will be well lit, secure and safe, and signage to state the facility is under camera surveillance.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission closed the Public Hearing: Conditional Use Permit Case No. 2777 and Variance Case No. 2789.

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                  Commissioner Gardner  
                  Commissioner Horton-Pope

ABSENT:        Commissioner Atkinson

Commissioner Hays makes a motion to denied Conditional Use Permit Case No. 2777 and Variance Case No. 2789. Anita Aviles, City Attorney's Office, states the each case must be voted individually and if you deny the CUP then there's no reason for the variance.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope, the Planning Commission denied Conditional Use Permit Case No. 2777

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**4) NEW BUSINESS:**

**A. OVERSIGHT COMMITTEE PRESENTATION – Bruce Sanchez-Boyden**

Oversight Commissioner Bruce Sanchez-Boyden addressed the Planning Commission and presented them with a City pin". Mr. Sanchez-Boyden recited to the Planning Commissioners the City of Compton "Commissioners Pledge" and asked them to agree to the Pledge by saying "I do".

**B. MARIJUANA DISPENSARY ENFORCEMENT PRESENTATION – Captain Michael Thatcher**  
*This presentation has been rescheduled to the September 14, 2016 Planning Commission meeting.*

**C. CODE ENFORCEMENT PRESENTATION – David Dent**

David Dent, Building Official, and Director of Code Enforcement and Parking Control addressed the Planning Commission and gave them the goals of the Code Enforcement Department. Mr. Dent stated that the goals of the department are to beautify the City, encourage and facilitate the maintenance of properties and ensure code compliance. Mr. Dent stated that the he feels educating property owners if the key. Mr. Dent explained how he would attempt to lead this department. Mr. Dent explained the typical day-to-day operations of the department. Mr. Dent explained the new Citizen-Serve program that will assist the department and the citizens in abating code violated properties. Mr. Dent gave the Planning Commission examples of code enforcement violations, i.e. property maintenance, graffiti removal, marijuana dispensary closures, business licensing and so on. Mr. Dent stated that he will make certain his staff gets additional training to make sure they know how to meet their goals successfully. Mr. Dent stated he is establishing a response timeline for all violations or complaints. Mr. Dent also stated that he has put in place a communications system in his office to handle incoming calls. Mr. Dent stated that after cases addressed and closed, he will have a system in place that the violations will not be repeated. Mr. Dent stated that Code Enforcement partners with several departments and the Sheriff's Department to handle code violations. Mr. Dent stated that he would like to development a sustainable system in relation to code enforcement. Mr. Dent stated he wants the City to be a place whereby visitors and the community will be proud of.

Commissioner Hays addressed Mr. Dent and stated that a lot of people have lost confidence in the Code Enforcement Division and there is a wide range problem with absentee landlords in the City.

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Commissioner Horton-Pope addressed the Commission and spoke of her recent experience with Mr. Dent in solving a problem one of her neighbors had. Commissioner Horton-Pope stated that Mr. Dent needs our patience to become acclimated to the code enforcement job duties and she has faith that he will do a good job.

Commissioner Gardner addressed Mr. Dent and asked if there will be a 24 hour report line for Code Enforcement to report violations.

Mr. Dent stated that there will be a 24 hour report line that will take calls from the community and also be forwarded to his cell phone. Mr. Dent stated he will be checking the line periodically for incoming reports.

Commissioner Green-Wright addressed Mr. Dent and thanked him for his attendance at the meeting and the presentation he gave. Commissioner Green-Wright wanted to alert Mr. Dent of two violations; 1. On the weekend, Milk sales on Raymond Street and 2. Baron Street and Compton Blvd. property maintenance

Mr. Dent responded stating that he has already started maintenance on Baron Street and Compton Blvd., he has received quotes for the property clean up.

Commissioner Green-Wright addressed Mr. Dent and asked about a program in which residents can take pictures and email them to the city reporting violations.

Mr. Dent responded that there is a new program in use called Citizen Serve whereby citizens can report violations on line and he will have direct access to the reports.

Lynn Boone, Resident, addressed Mr. Dent and stated that our codes are old and outdated. Ms. Boone also stated that his experience in Code Enforcement should have made known to the community at the time the department was given to him. Ms. Boone stated that he will need more officers to accomplish the job at hand, and the Code Enforcement Officers need their weapons returned because they get little assistance from the Sheriff's Department.

Mr. Dent responded that he has familiarized himself with the city codes, and he will need to consult with the City Attorney's Office to have some of the codes rewritten.

Mr. Arceneaux, Resident, addressed Mr. Dent and stated that there has been a pile of dirt on Tichenor Street that has been there for a long time and now has branches growing from it.

Barbara Calhoun, Resident, addressed Mr. Dent and stated that she was happy he responded to a complaint she had on Compton Blvd. Ms. Calhoun asked where in his presentation is his collaboration with the City Attorney's Office for property abatement.

Mr. Dent responded that he works closely with the City Attorney's Office on several issues.

Anita Aviles, City Attorney's Office, stated that her office processes paperwork for warrant to access properties.

Barbara Calhoun, Resident, stated she agrees that the Code Enforcement Officers need their weapons returned to them for their own safety.

Anita Aviles, City Attorney's Office, stated that the policy is that if the Code Enforcement Officer feels there is a safety risk, they are suppose to contact the Sheriff's Department for assistance.

Dr. Patricia Phillips addressed the Planning Commission and stated that she has a business on Compton Blvd. Dr. Phillips stated that she is having problems with accessing her trash receptacles for trash pickup. Dr. Phillips stated that she has a key to the gate, but someone has placed a chain and padlock on the gate and it is inaccessible.

Mr. Dent responded and stated he is currently working with the Fire Department regarding this matter.

**5) OLD BUSINESS**

Commissioner Green-Wright asked if there was any information on the funding of the City's Bicycle Master Plan.

Traci Watkins, Administrative Analyst II, responded that Robert Delgadillo, Senior Planner is still in the process of investigating this matter.

**6) DIRECTOR'S REPORT**

**A. FILM PERMIT FEE REPORT (Receive and File)**

Jessica Larkin, Associate Planner, stated that this is a received and file item. Ms. Larkin stated that if there are any questions after reviewing the report they can contact Mr. Dean L. Jones, Senior Economic Development Specialist, Planning Department.

Lynn Boone, Resident, addressed the Planning Commission and stated that she has a question regarding this report. Ms. Boone stated she does not see where in the Film Permit Procedure that it references the City's Film Ordinance.

Anita Aviles, City Attorney's Office, stated that she is not familiar with the Film Report at this time, but can look at the Report and bring it back to the next meeting.

Commission Hays stated that he is also aware of the City having a film process already in place.

Commissioner Green-Wright stated that the Commission will invite Dean L. Jones, Economic Development Specialist, back to the next scheduled Planning Commission meeting.

**7) COMMISSION COMMENTS**

Commissioner Horton-Pope stated that she visited a store on Compton Blvd, a smoke shop, which did not give out receipts. Commissioner Horton-Pope stated the business needs to be looked into.

**8) AUDIENCE COMMENTS**

Dr. Phillips, Business Owner, addressed the Planning Commission and stated that she and Mr. Dent will address her previous concerns. Dr. Phillips wanted to know how to get her property lines distinguished 1133-1137 E. Compton Blvd.

Jessica Larkin, Associate Planner, responded that Dr. Phillips would have to hire on her own a Land Surveyor to distinguish property lines.

On a motion by Commissioner Hays seconded Commissioner Horton-Pope the Planning Commission adjourned the meeting of August 10, 2016.

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

ABSENT:        Commissioner Atkinson

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**JESSICA LARKIN,  
ASSOCIATE PLANNER**

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**JUANITA GREEN-WRIGHT,  
CHAIRPERSON**