



# 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, SEPTEMBER 14, 2016  
7:00 P.M.  
CITY HALL COUNCIL CHAMBERS  
205 SOUTH WILLOWBROOK AVENUE**

***(Please note that there were problems with the microphones, and some comments were inaudible)***

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

2) **ROLL CALL**

Commissioners Present: Elizabeth Atkinson  
James Hays, Jr.  
LeMeika Horton-Pope

Commissioners Absent: Juanita Green-Wright  
Kinikia Gardner

Staff Representatives Present: Robert Delgadillo, Planning Director  
Dean L. Jones, Sr. Economic Dev. Spec.  
Merle Greene, City Attorney's Office

3) **APPROVAL OF MINUTES** – August 10, 2016

On a motion by Commissioner Horton-Pope, seconded by Commissioner Atkinson, the Planning Commission approved the minutes for the month of August 10, 2016 by the following vote:

AYE Commissioner Atkinson  
Commissioner Hays  
Commissioner Horton-Pope

Absent: Commissioner Juanita Green-Wright  
Commissioner Gardner

4) **NEW BUSINESS:**

**A. Marijuana Dispensary Enforcement Presentation** – Captain Michael Thatcher and Building Official David Dent

***This presentation has been rescheduled to the October 12, 2016 Planning Commission meeting.***

**B. Film Permit Presentation** – Dean L. Jones, Sr. Economic Dev. Specialist

Dean L. Jones, Senior Economic Development Specialist addressed the Planning Commission regarding this item. Mr. Jones stated that he was present tonight to answer any questions the Commission may have regarding the Film Permit process. Mr. Jones stated that he was aware of a question in regard to the City already having an established Film Ordinance. Mr. Jones stated that after extensive research, he did find any record of a Film Ordinance in City records. Mr. Jones stated that there is mention of “scripting” component in the Municipal Code. Mr. Jones read that Code to the Commission. Mr. Dean stated that on the current Film Permit application, it requires that an applicant submit copies of their intended script, for review. Mr. Jones stated that in this, the City is able to monitor the morality clause stated in the Municipal Code.

Merle Green, City Attorney’s Office (Inaudible)

Dean L. Jones, Senior Economic Development Specialist stated that the Planning and Economic Development Department did draft an ordinance concerning outside agency contracting for film permitting. Mr. Jones stated that contracting agency like Film L.A. are in touch with the film development industry and are able to suggest site locations for filming. Mr. Jones stated that the City is a part of the TMZ (thirty mile zone, technically Los Angeles) as an entertainment hub.

Commissioner Atkinson (Inaudible)

Dean L. Jones stated that the outside agency collects the fees deducting a percentage of the fees for their work.

On a motion by Commissioner Horton-Pope, seconded by Commission Atkinson, the Planning Commission opened the Public Hearing – Variance Case No. 2791

AYE                      Commissioner Atkinson  
                                 Commissioner Hays  
                                 Commissioner Horton-Pope

Absent:                      Commissioner Juanita Green-Wright  
                                 Commissioner Gardner

- 5) Variance Case No. 2791** - A request of Urban Gateway Properties, Inc. for a variance to place/construct an off-site monument sign for Pad 8 also known as 1795 S. Alameda St. on an adjacent property located at 1759 S. Alameda St., Compton, in the Limited Commercial (C-L) zone.

Robert Delgadillo, Interim Planner, presented this Variance Case to the Planning Commission. Mr. Delgadillo gave a presentation showing signage, location and site maps. Mr. Delgadillo stated that the Municipal Code requires that businesses are only allowed to have a monument sign on the property in which the business is located, therefore needing a Variance. Mr. Delgadillo stated that the proposed sign will be offsite on Pad 7 for a business located in Pad 8. Mr. Delgadillo gave a brief description of the site and the businesses that will be located there. Mr. Delgadillo showed that proposed monument sign will be consistent with the existing signs at the Gateway Towne Center. Mr. Delgadillo stated that the sign is categorically exempt and proper notification was done and there were no replies received either for or against this project. Mr. Delgadillo stated that staff recommends approval of Variance Case No.

September 14, 2016

Page 3 of 6

2791 – A request of Urban Gateway Properties, Inc. for a variance to place/construct an off-site monument sign for Pad 8 also known as 1795 S. Alameda St. on an adjacent property located at 1759 S. Alameda St., Compton, in the Limited Commercial (C-L) zone.

Commissioner Horton-Pope addressed Robert Delgadillo and asked who owned the property at the Gateway Towne Center.

Robert Delgadillo, Planning Director, stated that Urban Gateway Properties, Inc. owns all of the Pads in this Center.

Commissioner Horton-Pope asked if all the individual stores in the Center were notified of this sign variance.

Robert Delgadillo, Planning Director, stated that all addressees were notified by mail in a five-hundred (500) foot radius of the project site.

Commissioner Atkinson (Inaudible)

Robert Delgadillo, Planning Director gave the exact location of where the Jersey Mikes restaurant will be located in the Center.

Commissioner Horton-Pope asked if this will be the business' only signage.

Robert Delgadillo, Planning Director stated this will be the only free standing sign, but the business will also have wall signs on the building itself.

Commissioner Hays (Inaudible)

Eric Ecklund, Prism Development, addressed the Planning Commission to explain why the Variance is necessary for this project site.

On a motion by Commissioner Horton-Pope, seconded by Commissioner Atkinson, the Planning Commission closed the Public Hearing – Variance Case No. 2791

AYES: Commissioner Atkinson  
Commissioner Hays  
Commissioner Horton-Pope

Absent: Commissioner Juanita Green-Wright  
Commissioner Gardner

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope, the Planning Commission approved Variance Case No. 2791

AYES: Commissioner Atkinson  
Commissioner Hays  
Commissioner Horton-Pope

Absent: Commissioner Juanita Green-Wright  
Commissioner Gardner

**6) OLD BUSINESS**

None

**7) DIRECTOR'S REPORT**

**A. Bicycle Master Plan Update**

Robert Delgadillo, Planning Director, addressed the Commission regarding this item. Mr. Delgadillo stated that in previous meeting there has been discussion by the Commission in relation to grant funding for this project. Mr. Delgadillo stated that he reviewed all Bicycle Master Plan Commission minutes that speak of funding.

*Commissioner Gardner arrived at the meeting.*

Mr. Delgadillo read different passages from three prior Commission minutes as it relates to funding for the Bicycle Master Plan. Mr. Delgadillo stated that the City applied for a Tiger Grant. Mr. Delgadillo explained that this grant will be for the rehabilitation of streets and bridges along Wilmington Avenue. Mr. Delgadillo stated that he is unaware of any other funding received by the City specifically for the Bicycle Master Plan.

Mr. Delgadillo stated through the passage of Measure P, funding may become available; the Planning Department has submitted a three (3) million dollar proposal for the bicycle lanes along the Compton Creek. Mr. Delgadillo discussed the specific purposes outlined in the proposal. Mr. Delgadillo stated that he will work closely with the Public Works Department as they do street improvements to possibly incorporate project designs from the Bicycle Master Plan into the street development.

Commissioner Horton-Pope (Inaudible)

Commissioner Hays (Inaudible)

Commissioner Atkinson asked Mr. Delgadillo about the inclusion of the Bicycle Master Plan in the Measure P funding.

Robert Delgadillo, Planning Director, stated that the major funding from Measure P has been identified for street improvement. Mr. Delgadillo stated that there may be funds leftover for other back-up projects like the Bicycle Master Plan.

Commissioner Atkinson (Inaudible)

Robert Delgadillo, Planning Director, stated that Measure P and UPS and were not tied together. Mr. Delgadillo stated that Measure P is separate and is a tax that will generate money for City and enable street repair.

September 14, 2016

Page 5 of 6

Commissioner Horton-Pope asked Mr. Delgadillo if he had the status of any grants submitted for the Bicycle Master Plan.

Mr. Delgadillo stated that he would check with Glen Kau, Public Works Director, and bring it back to the Commission.

Commissioner Gardner (Inaudible)

Mr. Delgadillo stated that Amazon was planning on coming to the City but he believes they have pulled out and the only name to a back-up tenant he has heard is a distribution center for Target Stores.

Commissioner Gardner asked about an update on the Walmart Store.

Mr. Delgadillo stated that Walmart has pushed back their opening date to Spring 2017.

Commissioner Atkinson (Inaudible)

Mr. Delgadillo stated that a Denny's restaurant was going to go where the former CoCo's restaurant was located, but they pulled out. Mr. Delgadillo stated that In & Out Burgers is still proceeding with their Conditional Use Permit for this project in the other half of that development.

Mr. Delgadillo stated that the Phase I half will have In & Out Burgers and there will be another long building that will have a Dunkin Donuts drive-through and other unnamed tenants going in to that Center.

Commissioner Horton-Pope asked when an applicant applies for a Conditional Use Permit, does all those who apply must come before the Planning Commission.

Robert Delgadillo, Planning Director, responded stating that all CUP cases will come before the Planning Commission unless the applicant withdraws their application.

Commissioner Horton-Pope asked if there was any way that the Planning Commission can be given a list of all businesses applying for a Conditional Use Permit.

Mr. Delgadillo answered affirmatively and stated with the newly purchased Citizen-Serve software all applications are inputted online and the Commission can log on and view all the applications for Conditional Use Permits. Mr. Delgadillo stated that the Planning component of the software should be up and running in a month. Mr. Delgadillo said currently he is able to print a report that will have all the pending, approved or denied applications for conditional use permits.

Commissioner Hays (Inaudible)

**8) COMMISSION COMMENTS**

None

**9) AUDIENCE COMMENTS**

September 14, 2016

Page 6 of 6

None

On a motion by Commissioner (Inaudible) seconded Commissioner (Inaudible) the Planning Commission adjourned the meeting of September 14, 2016.

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

Absent:           Commissioner Juanita Green-Wright

---

**ROBERT DELGADILLO, INTERIM DIRECTOR  
PLANNING & ECONOMIC DEVELOPMENT DEPT.**

---

**JAMES HAYS, JR., CO-CHAIRPERSON  
PLANNING COMMISSION**