

Commissioner Gardner

Commissioner Gardner asked if the minutes of December 14, 2016 reflect the entire comment made by the Applicant regarding his remarks on community outreach in reference to General Plan Amendment Case No. 2015-001/Change of Zone Case No. 2015-001/Conditional Use Permit Case No. 2766/Vesting Tentative Tract Map Case No. 7337/Mitigated Negative Declaration Case No 938 location 2001 E. Rosecrans Avenue, Compton, CA. Commissioner Gardner stated that on Page 4 of the December 14, 2016 minutes the Applicant was asked and discussed his community outreach for this project. Commissioner Gardner stated that the Applicant stated that he did do community outreach. Commissioner Gardner stated that the concerned citizens in the audience who reside in the community and were against this development were not a part of the Applicant's outreach and therefore this impacted her decision to vote against this development. Commissioner Gardner wanted this reflected in the record.

Commissioner Horton-Pope asked Robert Delgadillo, Interim Planning Director, why it states in the Planning Commission minutes at times that comments were "inaudible". Robert Delgadillo, Interim Planning Director, stated that sometime the Commissioner's microphones are turned off or turned away from them, and their comments are not able to be heard on the tape of the meeting.

Commissioner Hays asked if the minutes will be brought back to the Planning Commission revised. Robert Delgadillo stated that they would be brought back before the Planning Commission for approval.

4) PUBLIC HEARING ITEM:

- A. Conditional Use Permit Case No. 16-000015** - A request of Red Mountain Retail Group to construct an In-N-Out restaurant with a drive-thru lane at 2200 W. Artesia Blvd., Compton, in the Heavy Manufacturing (M-H) zone.

Troy Gunter, Planner, addressed the Planning Commission regarding this Conditional Use Permit. Mr. Gunter presented a PowerPoint presentation outlining the specifications of the permit. Mr. Gunter presented maps of the proposed site and stated that the zoning is (MH) Heavy Manufacturing. Mr. Gunter showed photos of where the proposed restaurant, drive-thru lane and parking will be located on the site. Mr. Gunter gave the project analysis. Mr. Gunter stated that the new development is to build an In-N-Out restaurant with a drive-thru lane. Mr. Gunter stated that the restaurant will not require a Conditional Use Permit, but the drive-thru lane does. Mr. Gunter stated that the proposed drive-thru lane meets the requirements of the Planning Code, the Applicant is proposing a 16 queuing vehicle stacking lane. Mr. Gunter stated that the Applicant has provided a queuing analysis of seven (7) other drive-thru restaurants giving their locations and showing their peak period vehicle stacking numbers. Mr. Gunter stated that staff recommends that the Planning Commission approve Conditional Use Permit Case No. 16-000015 in accordance to the conditions set forth in the staff report.

Commissioner Hays asked Mr. Gunter if he could go back to the slide showing traffic entry from Central Avenue. Mr. Gunter presented that particular slide and pointed out the entry from Central Avenue and the driveway to enter the location. Commissioner Hays asked if there is a reciprocal access agreement for the adjacent site. Mr. Gunter stated that the Applicant did present a reciprocal agreement for this project.

Commissioner Horton-Pope asked Mr. Gunter about Condition #11 of the staff report. Commissioner Horton-Pope stated there mentions a limit of 365 days in which the Applicant has to construct this drive-thru for the proposed restaurant. Commissioner Horton-Pope asked if they would be constructed simultaneously. Troy Gunter, Planner, responded that the restaurant and drive-thru will open concurrently.

Commissioner Gardner asked Mr. Gunter if the Applicant's reciprocal access agreement with the current tenant or with the property owner. Mr. Gunter responded that the reciprocal agreement is with the property owner. Commissioner Gardner asked if there was a time frame on the agreement or if it is for perpetuity. Mr. Gunter stated that the reciprocal agreement is for perpetuity. Commissioner Gardner addressed Mr. Gunter why the change to Condition #11 of the staff report, from 180 days to 365 days. Robert Delgadillo, Interim Planning Director, responded that the initially stated 180 days was a typographical error, and the Planning Code states the Applicant has one year (365 days) so that is why the change was made. Commissioner Gardner asked staff if the Planning Commission has any authority to regulate the restaurants/drive-thru hours of operation. Robert Delgadillo, Interim Planning Director stated that the Planning Code is silent in that regard, and therefore there is no limitation to the hours of operation. Commissioner Gardner stated that the Applicant provided a queuing analysis, but was a traffic analysis performed. Robert Delgadillo, Interim Planning Director, stated that a stand-alone restaurant does not require traffic study and is categorically exempt, but the complete center Phase II will require a traffic study. Commissioner Gardner stated that she did not see the ingress or egress on the site plan. Robert Delgadillo stated that it was offsite. Commissioner Gardner stated that it would have been helpful to have been able to see how the circulation of cars would be entering the second driveway. Robert Delgadillo, Interim Planning Director, stated that it can be shown via the aerial map view of the site. Mr. Gunter presented the aerial map view and pointed out the second driveway and access points.

Mr. Alton Klein, Red Mountain Retail Group, stated that their company was happy to invest in the City of Compton. Mr. Klein stated that he wanted to reiterate the reciprocal access agreement is in perpetuity, and Red Mountain Retail Group agrees to abide by all the Conditions of Approval set forth in the staff report.

Commissioner Gardner addressed Mr. Klein and asked about signage for pedestrian safety on Central Avenue. Mr. Klein stated they would be more than happy to erect signs or paint stripes to ensure pedestrian safety.

Commissioner Green-Wright addressed Mr. Klein and asked how vehicles will enter the drive-thru lane from Artesia Boulevard and how will these cars be queued into the drive-thru lane.. Mr. Klein responded that he has discussed vehicle access with Planning staff and the main entry lane will be off of Central Avenue. Commissioner Green-Wright asked if she was coming from the Artesia Blvd.

entrance where will cars meet up in the queue. Mr. Klein explained the queuing from Artesia Blvd. to the drive-thru lane.

Commissioner Hays stated that the In-N-Out Burger restaurants do a really good job getting traffic in and out quickly. Commissioner Hays stated that he would like to make certain that traffic will not be impeded by cars entering the drive-thru on Central Avenue. Mr. Klein responded that sales would drop dramatically through the night hours because of its location in a predominantly manufacturing area.

Ms. Sanchez, In-N-Out Burger Restaurant, Operations Division asked if the Planning Commission had questions for her regarding this new restaurant

Mr. Robert Ray, Compton resident, stated that a two-story office building is at the corner of this site, what will happen with this building. Mr. Gunter stated that two-story building will be demolished.

Ms. Barbara Calhoun, Compton resident, stated she is in favor of this project. Ms. Calhoun asked if there will be security at the restaurant, and if so, armed or unarmed. Ms. Sanchez, Operations, In-N-Out Burger, stated that at some of their restaurants, when needed, the company does hire unarmed security officers.

Commissioner Green-Wright asked Ms. Sanchez how many people the In-N-Out Burger will employ at the new restaurant. Ms. Sanchez responded approximately sixty (60) part-time employees. Commissioner Green-Wright introduced the City's Employment and Training Director, Kimberly McKenzie, to Red Mountain Retail Group. Ms. McKenzie introduced herself as well and gave a brief description of the services offered at the CareerLink Center for new businesses entering the City.

Joyce Kelly, Compton resident, stated she was in favor of the In-N-Out Burger coming to the City. Ms. Kelly stated that she is still concerned about the traffic that will come to that area.

Lynn Boone, Compton resident, stated that the drive-thru lines will be long, but thanked the In-N-Out Burger for coming to the city. Ms. Boone asked Robert Delgadillo, Interim Planning Director, if the City's planning fees have increased yet. Mr. Delgadillo stated that the fees have not increased as of yet, although the Master Fee Schedule is slated to go before the City Council in March, 2017, if not sooner.

Commissioner Green-Wright stated that the In-N-Out Burger on Sepulveda near the Los Angeles airport lines are fixed in such a way whereby the traffic not congested. Commissioner Green-Wright stated that she is happy that the restaurant will occupy the corner of Artesia Blvd. and Central Avenue.

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope the Planning Commission closed Public Hearing – Conditional Use Permit Case No. 16-000015 – A request of Red Mountain Retail Group to construct an In-N-out restaurant with a drive-thru lane at 2200 W. Artesia Blvd., Compton, in the Heavy Manufacturing zone by the following vote:

AYES: Commissioner Juanita Green-Wright

Commissioner Atkinson
Commissioner Hays
Commissioner Horton-Pope
Commissioner Gardner

On a motion by Commissioner Hays, seconded by Commissioner Horton-Pope the Planning Commission approved Conditional Use Permit Case No. 16-000015 – A request of Red Mountain Retail Group to construct an In-N-out restaurant with a drive-thru lane at 2200 W. Artesia Blvd., Compton, in the Heavy Manufacturing zone by the following vote:

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

Commissioner Green-Wright told the Applicant that the Conditional Use Permit for the In-N-Out Restaurant drive-thru is approved. Commissioner Green-Wright stated she hopes the community will be able to fill the sixty (60) positions that will become available and encouraged the company to contract Ms. McKenzie at the CareerLink Center for recruitment and hiring.

5) **NEW BUSINESS:**

Commissioner Green-Wright stated the American Planning Association convention for 2017 is in May of this year and asked if the cost had been budgeted. Robert Delgadillo, Interim Planning Director, stated that all budgets were cut in every area last this fiscal year, and he will have to check to see if there are funds to accommodate all or some of the Commissioners. Robert Delgadillo stated that he would report back as to how much money is available and the Commission can decide who and how many will go to the convention.

Commissioner Green-Wright stated that last Tuesday she toured a metal business on Alameda and Pine streets. Commissioner Green-Wright stated that the company does metal plating for aircraft companies and has been in business for fifty (50) years. Commissioner Green-Wright stated that the company does not offer medical or 401K plans and employees start at minimum wage and work their way up through the company.

6) **OLD BUSINESS**

Commissioner Green-Wright stated since the rain, we all should stay conscientious to our own properties as well as business property landscapes. Commissioner Green-Wright stated that if anyone sees businesses not maintaining their landscaping to contact the City's Code Enforcement Division.

Commissioner Atkinson stated that there is an telephone application whereby residents can photograph infractions and report them to the Code Enforcement department.

7) DIRECTOR'S REPORT

None

Commissioner Green-Wright asked if there was an update of the Marijuana Ordinance from the City Attorney. Robert Delgadillo, Interim Planning Director, stated that he was told the Marijuana Ordinance was taken to the City Council. Lynn Boone, Compton resident, stated that the Ordinance will have amendments and be brought back to the City Council.

Commissioner Green-Wright asked about the potholes in the City. Robert Delgadillo, Interim Planning Director, stated that he spoke with the Public Works Director and he has gotten a grant for Compton Boulevard.

Commissioner Atkinson stated that there are other streets that are many streets in need of immediate repair. Robert Delgadillo, Interim Planning Director, stated that he could contact the Public Works Director for specific street repairs. Commissioner Hays stated that the streets in the city are all in need of repair. Commissioner Hays stated he does not believe the Public Works Director can come in and state how and when they will be able to repair the streets. Commissioner Hays stated that he lives near Carson and you can definitely tell where Compton ends and Carson begins. Robert Delgadillo, Interim Planning Director, stated that the city did a pavement management study and the study is used to rate and determine the streets by severity of needed repair.

Commissioner Green-Wright asked if the city is paying for residents whose cars are damaged by the potholes. Commissioner Atkinson stated that her car was damaged by potholes. Robert Delgadillo, Interim Planning Director, asked if residents can file a claim with the City Attorney's Office. Merle Greene, City Attorney's Office, stated that a resident can file a claim, he just suggested not to wait too long to file a claim.

Commissioner Horton-Pope stated that the pothole repair is an item that currently appears on the City Council Agenda, but has been placed on hold until the new City Manager can be appointed. Commissioner Horton-Pope stated that once the City Council discovers if Measure P vote actually passed, the City will address the street repairs. Joyce Kelly, Compton resident, stated that when the City workers fill the potholes, she does not believe the process is successful. Robert Ray, Compton resident, stated that the City contracted with a company called Jet Patch and they were filling potholes and the company stated their work would last five (5) to ten (10) years.

Lena Cole Dennis, Compton resident, asked if the Planning Commission had any authority addressing the graffiti problem in the City. Commissioner Green-Wright stated that the property owner is required to clean graffiti from their private property. Robert Delgadillo, Interim Planning Director, stated that the Public Works Department has a company that takes care of graffiti in the City; he suggested that the Ms. Dennis contact the Public Works department for graffiti removal.

8) COMMISSION COMMENTS

Commissioner Horton-Pope stated that she drafted a document that shows residents interest in particular businesses they would like to see come to the City. Robert Delgadillo, Interim Planning Director, stated he would forward this information to Dean Jones, Economic Development Specialist, so that he can suggest these types of businesses to incoming businesses.

Commissioner Hays wanted to reintroduce Ms. Lena Cole Dennis. Commissioner Hays stated that Ms. Dennis and her family are long time Compton residents and they are one of the pioneer African American families in the City. Commissioner Hays stated that Ms. Dennis is active in and outside of the City and thanked her for attending this evenings meeting.

Commissioner Gardner asked Robert Delgadillo, Interim Planning Director, if he was aware of cases that have been denied by the Planning Commission going before the City Council for appeal. Commissioner Gardner stated that she would like appeal information on the proposed development on Santa Fe Avenue and Alondra Boulevard and the proposed sixty-two (62) unit residential complex on Rosecrans Avenue. Robert Delgadillo, Interim Planning Director, stated that the proposed development on Santa Fe Avenue and Alondra Boulevard was halted by the new moratorium on convenience stores and proposed residential complex on Rosecrans Avenue has entered an appeal to the City Council.

Commissioner Green-Wright asked about the proposed strip mall project approved by the Planning Commission located on Santa Fe Avenue and Myrrh Street. Commissioner Green-Wright stated that their time to act upon their conditional use permit is coming to an end. Robert Delgadillo, Interim Planning Director, stated that he did not know about the delay of this project, but he will look into it.

Commissioner Horton-Pope reported a broken gate on the city property located on Alameda Avenue south of Alondra Boulevard.

AUDIENCE COMMENTS

Barbara Calhoun, Compton resident, asked the Commission if they were aware of the grand opening o the Wal-Mart store January 25, 2017 and the ground breaking ceremony on McKinley Avenue and 129th Street. Ms. Calhoun also thanked the Commissioners for their dedication and hard work. Commissioner Green-Wright stated that she had heard that the ground breaking ceremony had been postponed.

Robert Ray, Compton resident, stated that the City Council passed a resolution in past administrations that addressed business façade program along Compton Boulevard. Mr. Ray asked if they could find out if there was money left from that program because it will entice businesses to come to the City.

Robert Delgadillo, Interim Planning Director, stated that there had been a façade program back in 2010 or 2011, but not many businesses took advantage of the program. Mr. Delgadillo stated that he will asked if there are funds available for façade improvement or if when can apply for funds.

Commissioner Green-Wright stated that comments such as these should be directed to the City Council because the City Council has direct access to the City Manager who can get this type of information for these types of programs and their funding.

Commissioner Green-Wright thanked the audience for attending the meeting this evening.

Commissioner Horton-Pope thanked Relia Pope for attending the meeting this evening.

On a motion by Commissioner Hays, seconded by Commissioner Atkinson the Planning Commission adjourned the meeting of January 11, 2017 by the following vote:

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

ROBERT DELGADILLO
INTERIM DIRECTOR
PLANNING & ECONOMIC
DEVELOPMENT DEPT

JUANITA GREEN-WRIGHT
CHAIRPERSON
PLANNING COMMISSION