



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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**PLANNING COMMISSION MINUTES
WEDNESDAY, FEBRUARY 8, 2017
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
 James Hays, Jr.
 Elizabeth Atkinson
 Kinikia Gardner
 LeMeika Horton-Pope

Staff Representatives Present: Robert Delgadillo, Planning Director
 Jessica Larkin, Planner
 Anita Aviles, City Attorney's Office

3) **APPROVAL OF MINUTES** – December 14, 2016 (*revised*) and January 12, 2017

On a motion by Commissioner Hays, seconded by Commissioner Atkinson, the Planning Commission approved the minutes for December 14, 2016 (revised) and January 12, 2017 by the following vote:

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

4) **PUBLIC HEARING ITEM:**

A. Conditional Use Permit Case No. 2765/Tentative Tract Map No. 73949 - A request of LA Land Trans4mations LLC., to construct six (6) detached, residential condominiums located at 809 E. Pine Street in Compton, in the High Density Residential (R-H) zone.

On a motion by Commissioner Horton-Pope, seconded Commissioner Atkinson the Planning Commission opened the Public Hearing by the following vote:

AYES: Commissioner Juanita Green-Wright

Commissioner Atkinson
Commissioner Hays
Commissioner Horton-Pope
Commissioner Gardner

Jessica Larkin, Associate Planner, addressed the Planning Commission regarding Public Hearing Conditional Use Permit Case No. 2765/Tentative Tract Map No. 73949. Ms. Larkin presented information relative to the project specifications which included the general plan designation, zoning designation - RH zone. Ms. Larkin showed the Planning Commission comparable housing projects in the city. Ms. Larkin discussed parking and open space requirements mandated by the City's Municipal Code. Ms. Larkin showed photographs of the actual property location and described the proposed outside aesthetics including roofing materials, paint colors and recreation area. Ms. Larkin gave a demonstration of the proposed entry and exit on and from the project site. Ms. Larkin stated that the proposed six units have the exact floor plan at sixteen hundred (1600) square feet, explaining the outlay of the living areas. Ms. Larkin stated that there will be privacy fencing between each unit. Ms. Larkin stated that the development complies with the appropriate building codes and standards. Ms. Larkin stated that staff recommends approval of this project as it meets the property development standards and will provide additional housing to residents of the city. Ms. Larkin stated that there were no objections from any city department. Jessica Larkin, Associate Planner, stated that staff recommends that the Planning Commission approve Conditional Use Permit Case No. 2765 and recommend to the City Council approval of Tentative Tract Map No. 73949.

On a motion by Commissioner Horton-Pope, seconded Atkinson the Planning Commission closed the Public Hearing by the following vote:

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

Commissioner Horton-Pope asked Ms. Larkin if the home buyers would own their specified residences, and the Homeowners Association own the land of the housing development. Ms. Larkin answered affirmatively.

Commissioner Gardner asked Ms. Larkin if she could point out where the graffiti removal requirement is listed in the project Staff Report, or if it is a part of Condition #45. Ms. Larkin stated that Condition #45 is a catchall condition for the developers. Ms. Larkin stated that Condition #47 would also suffice, which requires the Applicant to put in place measures to maintain the property in accordance to the City of Compton Municipal Code.

Commissioner Gardner asked Ms. Larkin about Condition #5 which states the Homeowners Association is to be under a professional management company. Robert Delgadillo, Interim Planning

Director, responded that a professional management group is needed to prevent a single resident living onsite to handle Association duties.

Commissioner Gardner addressed Jessica Larkin, Associate Planner, and asked if it is possible for the Commissioners to suggest alternative design conceptions for the proposed project. Robert Delgadillo, Interim Planning Director, answered that the Commissioners may suggest design changes as an added "Condition of Approval". Commissioner Gardner asked if the proposed railed balconies can be enclosed with a solid material to prevent visibility from the street. Commissioner Gardner asked Mr. Delgadillo at what times is the Planning Commission unable to weigh in on the design process. Mr. Delgadillo stated that it is when a project is submitted to Planning department and does not meet the criteria to go before the Planning Commission and goes through an administrative review by staff in the Planning Department.

Commissioner Gardner stated that as a part of conditional use, set backs are subjective and they are basically implemented as seen fit. Mr. Delgadillo stated there is some flexibility incorporated in zoning in regard to set-backs; although in exchange for reduced setbacks, the client will offer other project amenities, like additional parking, or increased architecture. Jessica Larkin, Associate Planner, stated that for this particular project it complies with the municipal code requirements for setbacks. Commissioner Gardner addressed staff if the proposed "Tot Lot" (recreation area) is enclosed with fencing. Ms. Larkin stated that the portion of the project that addresses fencing of the "Tot Lot" needs to come back for Planning review and the Commission can request fencing.

Commissioner Horton-Pope stated that it in the Staff Report and it states the Homeowners Association will maintain its property as well as the city parkway adjacent to the property. Commissioner Horton-Pope asked Staff to show where the city parkway is represented on the presentation slides. Jessica Larkin, Associate Planner, pointed out the approximate location of the city parkway on the presentation slides.

Nader Dalili, Property Owner, addressed the Planning Commission regarding Conditional Use Permit Case No. 2765/Tentative Tract Map No. 73949. Mr. Dalili stated that he will answer any questions the Planning Commission may have for him. Commissioner Atkinson asked what the approximate price range for the proposed units. Mr. Dalili stated that the price range will be approximately \$350,000 and stated that it is at market price. Commissioner Hays addressed Mr. Dalili and asked what the Homeowners Association dues would be. Mr. Dalili responded that the fee would be approximately \$200.00 per month. Commissioner Hays asked if the development would have common water or will each tenant have their own meter. Mr. Dalili stated that all tenants will have their own meters and be responsible for their own utilities. Commissioner Hays asked Mr. Dalili what is the total cost of the proposed project. Mr. Dalili responded approximately \$1.8 million dollars.

Commissioner Gardner addressed the property owner and asked if the trash enclosure included a lid cover. Mr. Dalili responded that the trash enclosure does not have a lid cover, although the individual trash containers will have lid covers.

At this point of the meeting the microphones on the dais were inaudible, technical difficulties occurred.

On a motion by Commissioner _____ seconded by Commissioner _____ the Planning Commission approved **Conditional Use Permit Case No. 2765** - A request of LA Land Trans4mations LLC., to construct six (6) detached, residential condominiums located at 809 E. Pine Street in Compton, in the High Density Residential (R-H) zone by the following vote:

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

Robert Delgadillo, Interim Planning Director stated that a condition can be placed on the proposed project requiring each garage to have sign stating "No Parking in front of Garage". Commissioner Horton-Pope stated that it a good thing to be proactive and it prevents complaints in the future. Commissioner Hays asked Mr. Delgadillo if the Commission is allowed to place a condition on the project after it has been approved. Mr. Delgadillo checked with Attorney Aviles who advised the Planning Commission to vote to re-open the vote of approval.

On a motion by Commissioner Atkinson seconded by Commission Horton-Pope the Planning Commission re-opened the vote on **Conditional Use Permit Case No. 2765** to include an additional three (3) Conditions of Approval, (1) Posted "No Parking" Signs posted on the front garage doors, (2) fencing with a self locking gate on the Tot Lot, and (3) balcony walls to be solid.

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

On a motion by Commissioner Horton-Pope seconded by Commissioner Atkinson the Planning Commission voted to recommend to the City Council approval of **Tentative Tract Map No. 73949** by the following vote:

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

Commissioner Atkinson asked Mr. Frank, Project Contractor, if he had employees on his crew from the City. Mr. Frank stated they have only contracted with a local company who will install the sprinkler system at the proposed housing development. Commissioner Green-Wright asked the Mr. Frank if he was in need of additional employees to please contact the City's CareerLink Center. Robert Delgadillo, Interim Planning Director stated that he would send the CareerLink contact information to the contractor.

NEW BUSINESS:

5) NEW BUSINESS

At this point of the meeting some of the microphones on the dais experienced technical difficulties and the microphones had to be turn off and comments were inaudible from the dais.

Robert Delgadillo, Interim Planning Director, stated that the Planning Department has funding to send two (2) Planning Commissioners and one (1) staff member to the 2017 American Planning Association conference this year. Mr. Delgadillo stated that Commissioner Horton-Pope and Commissioner Gardner would have first choice to go this year as they did not attend last year's conference.

Robert Delgadillo, Interim Planning Director, stated that APA conference will be held in New York from May 6-9, 2017.

Bruce Boyden, Oversight Commissioner, addressed the Planning Commission and asked if there was a regulation or law that addresses how many parking spaces a housing unit has to have. Robert Delgadillo, Interim Planning Director, stated that the project standards state that there shall be two parking spaces, one garage and one-quarter guest space per unit parking for up to four units. Mr. Delgadillo stated that this proposed project exceeds those standards.

Commissioner Horton-Pope stated that if someone is looking for employment please contact Thomas Daniel who has a company that places fulltime and part time individuals with jobs. Commissioner Horton-Pope stated that his contact information is Career Strategies on Wilshire Blvd. telephone 323-556-5500.

Bruce Boyden, Oversight Commissioner, stated that the Mayor had an event in which the city commissions were recognized and thanked Commissioner Green-Wright for attending. The Attendee stated that some Commissions will have plaques honoring them in city hall. Mr. Boyden stated that the Planning Commission was first Commission being considered for this honor.

6) OLD BUSINESS

None

7) DIRECTOR'S REPORT

None

8) COMMISSION COMMENTS

None

9) AUDIENCE COMMENTS

Robert Ray, Compton resident, addressed the Planning Commission and stated the he requests that the Planning Commission place their meeting agendas and minutes on the City's website under Commissions (City Clerk's) page. Mr. Ray stated that the Planning Commission's agendas and minutes are not listed on the City's website with all the other City Commissions. Robert Delgadillo, Interim Planning Director stated that the Planning Commission agendas are posted on the City's website under the Planning Department "Documents and Reports", the agenda is also posted on the front porch display case, and agendas are available two weeks prior to the meeting in the Planning Department.

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission adjourned the meeting of February 8, 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**