



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

205 S. Willowbrook Ave., Compton, CA 90220 (310) 605-5532 Fax: (310) 761-1488 www.comptoncity.org

**PLANNING COMMISSION MINUTES
WEDNESDAY, JULY 12, 2017
7:00 P.M.
CITY HALL COUNCIL CHAMBERS
205 SOUTH WILLOWBROOK AVENUE**

Robert Delgadillo, Interim Planning Director, notified the Commission that a motion and vote is needed to temporarily elect a Chairperson for this meeting as the Chairperson and Co-chairperson are not in attendance.

On a motion by Commissioner Horton-Pope, seconded by Commissioner Darden, the Planning Commission elected Commissioner Gardner to chair the meeting this evening.

1) **PLEDGE OF ALLEGIANCE** The Pledge of Allegiance was led by Commissioner Horton-Pope.

2) **ROLL CALL**

Commissioners Present: Kinikia Gardner
LeMeika Horton-Pope
Lillie Darden
Elizabeth Atkinson

Commissioners Absent: Juanita Green-Wright

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

3) **APPROVAL OF MINUTES** – June 14, 2017

On a motion by Commissioner Horton-Pope, seconded by Commissioner Atkinson, the Planning Commission approved the minutes for June 14, 2017 by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
ABSTAIN: Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

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

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

4) **PUBLIC HEARING ITEM:**

A. Conditional Use Permit Case No. 17-000002/Variance Case No. 17-000001 (Continued from June 14, 2017) – A request to construct an 186,432 square foot, three-story, personal self storage facility with a parking variance located at 1901 W. El Segundo Blvd. in the Limited-Manufacturing (M-L) zone.

Troy Gunter, Assistant Planner, addressed the Planning Commission regarding Public Hearing Conditional Use Permit Case No. 17-000002/Variance Case No. 17-000001 (Continued from June 14, 2017) – A request to construct an 186,432 square foot, three-story, personal self storage facility with a parking variance located at 1901 W. El Segundo Blvd. in the Limited-Manufacturing (M-L) zone.

Troy Gunter, Assistant Planner, addressed the Planning Commission and presented information relative to the proposed project specifications. Mr. Gunter presented information which included the general plan designation, zoning designation, and site plan. Mr. Gunter also gave a summary of the surrounding uses in the area. Troy Gunter, Assistant Planner, addressed the Planning Commission and public audience and stated that the proposed development standards have been met and is in compliance with the current City of Compton zoning codes. Mr. Gunter gave additional information of the features the new construction is proposing, which includes state of the art security system, cameras, security key pad entry, above standard lighting and an eight (8) foot concrete masonry wall that will separate business from residential.

Troy Gunter, Assistant Planner, addressed the Planning Commission and public audience and discussed the parameters of the proposed parking Variance. Mr. Gunter stated that the City requires a development of this size and usage to have one-hundred and eighty-seven (187) parking spaces, and the Applicant is requesting a variance of 55% to reduce the spaces to ninety (90) parking spaces. The Applicant provided a “parking study” prepared by an outside consultant who had determined that the type of use that is proposed (storage unit facility), the monthly gate access and parking will be considerably lower than is demanded in the municipal code. Mr. Gunter stated that the Applicant also provided a Mitigated Negative Declaration which revealed that there will be no significant impact on traffic or noise to the area.

July 12, 2017

Page 3 of 14

Troy Gunter, Assistant Planner, addressed the Planning Commission and presented to them a modification of "Condition of Approval" number #17. Mr. Gunter stated that the modification of Condition of Approval #17 states that the Applicant shall, prior to the City's issuance of the Certificate of Occupancy, make improvements to landscaping on El Segundo Blvd. and Parmalee Avenue. Mr. Gunter stated that the Applicant has the option of completing the installation of the landscape concept plan at a cost of fifty-three thousand nine-hundred dollars (\$53,900.00), whereby costs may fluctuate and is the responsibility of the Applicant, or provide the City funding of fifty-three thousand nine-hundred dollars to improve the El Segundo Blvd. and Parmalee Avenue area.

Troy Gunter, Assistant Planner, addressed the Planning Commission and public audience and stated that the Planning Department received no negative correspondence against the development of this proposed project development and staff recommends that the Planning Commission approve Conditional Use Permit Case No. 17-000002/Variance Case No. 17-000001.

Robert Delgadillo, Interim Planning Director, stated that the Applicant met with the surrounding community and agreed upon features which were desired by the residents in that area and it will look more like an industrial high tech building.

Applicant, David Kelly, and U.S. Storage Community Outreach representative, Ms. Hayner both addressed the Planning Commission and the public audience and discussed their community outreach and the changes that were made to the proposed development. Mr. Kelly stated that as a result of a study their company performed, there are currently 165 residents of Compton who use other cities U.S. Storage facilities.

Ms. Hayner, U.S. Storage Outreach Representative, addressed the Planning Commission and public audience and stated that U.S. Storage did a door-to-door outreach and held an on-site community meeting to gain thoughts from the residents to improve the proposed storage facility. Mr. Kelly explained to the Planning Commission and public audience which buildings the company plans to demolish buildings for the site.

David Kelly, Applicant, addressed the Planning Commission and public audience and gave the new description of what the proposed building design changes would be, i.e. change color design, faux wood accents and window design, which he states will make the building more aesthetically pleasing to the community. Mr. Kelly also introduced the Transportation Engineer and presented the traffic plan for the development, which included showed the loading areas, entrances and exits to the development.

Ms. Hayner, U.S. Storage Outreach Representative, addressed the Planning Commission and public audience and stated that there will be community benefits offered with this development. Ms. Hayner stated that the storage facility will donate storage space for the Compton Little League Organization and the Compton Robotics Program. Ms. Hayner stated there will also be conversations with surrounding neighbors regarding landscape ideas, security lighting and the

block wall. Ms. Hayner stated that their company has plans to create future career paths for residents of Compton to become their own business developers. Ms. Hayner concluded that her company, U. S. Storage, would be creating a pocket park on Parmalee Avenue behind Centennial High School for the residents to enjoy.

Commissioner Horton-Pope addressed the Applicant and asked if all the storage units were climate controlled. The Applicant responded that not all units will be climate controlled.

Commissioner Gardner addressed Anita Aviles, City Attorney's Office, if would be a problem if a Commissioner had ex parte communication with someone regarding this project, because someone reached out to her regarding the aspects of this proposed development. Attorney Aviles responded that as long as you stated so as you did tonight and there is no financial interest in the project, it is okay. Attorney Aviles stated that the Applicant has due process rights and deserves fair and impartial consideration of the project they are proposing. Commissioner Gardner asked if Planning Commissioners are allowed to attend community meetings and so forth with the Applicant of a proposed project to be heard by the Planning Commission. Attorney Aviles stated that only if a Commissioner does speak in agreement or disagreement to the proposed project.

Commissioner Horton-Pope addressed the Applicant and asked if they had yet partnered with the City of Compton CareerLink Center for assistance with filling the full-time employment opportunities proposed.

Barbara Calhoun, resident, addressed the Planning Commission and stated that she attended the neighborhood meeting and was able to get clarity on the questions she had regarding size of the development site. Ms. Calhoun stated the Applicant answered a lot of questions she had regarding the project, and is happy with the changes to the proposed project.

Jaylynn McClain, resident, addressed the Planning Commission and stated that she is in support this project 100% and is very pleased that the developers are investing in the city of Compton.

David Fisher, Owner of Nakas Broiler, addressed the Planning Commission and stated that he is in support of the proposed project.

Coach Gerald Pickens, Compton Little League, addressed the Planning Commission and stated that he visited residents in the surrounding area of the development and found that most are in favor of the proposed project. Coach Pickens also thanked the Applicant for the storage unit donated to Compton Little League.

James Knowles, resident, addressed the Planning Commission and stated he believes the proposed project is a plus to the neighborhood.

Lollie Knowles, resident, addressed the Planning Commission and stated that she is concerned with the hours of construction for the proposed development. Ms. Knowles stated that previous construction along El Segundo has created noise nuisance in the past.

Robert Delgadillo, Interim Planning Director, stated that the hours of construction limited to certain hours and days of the week and are noted in the City of Compton municipal code. Mr. Delgadillo stated the hours and days that construction is allowed in the city and instructed the resident that she could access the actual language of the municipal code regarding this issue on the City's website.

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission closed Public Hearing Case Conditional Use Permit Case No. 17-000002/Variance Case No. 17-000001 (Continued from June 14, 2017) by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission approved Public Hearing Case Conditional Use Permit Case No. 17-000002/Variance Case No. 17-000001 (Continued from June 14, 2017) with the inclusion of Condition of Approval #17 as read by staff by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope, the Planning Commission opened the Public Hearing Case Conditional Use Permit Case No. 16-000014/Mitigated Negative Declaration No. 942 by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

B. Conditional Use Permit Case No. 16-000014 & 15/Mitigated Negative Declaration No. 942 -

A request of Red Mountain Retail Group to construct a multi-tenant commercial center with a drive-thru lane located at 2200 W. Artesia Blvd., Compton, in the Heavy Manufacturing (M-H) zone.

Troy Gunter, Assistant Planner, addressed the Planning Commission regarding Public Hearing Conditional Use Permit Case No. 16-000014/Mitigated Negative Declaration No. 942 - A request of Red Mountain Retail Group to construct a multi-tenant commercial center with a drive-thru lane located at 2200 W. Artesia Blvd., Compton, in the Heavy Manufacturing (M-H) zone.

Troy Gunter, Assistant Planner, addressed the Planning Commission and began a power point presentation illustrating the proposed project which if granted will be located north of the 91Fwy between Central Avenue and Artesia Blvd. Mr. Gunter showed the zoning map for the proposed area and stated that the project is within the guide of the City's General Plan.

Troy Gunter, Assistant Planner, addressed the Planning Commission and showed the proposed AutoZone store; its east and west elevations, site plan, floor plan and stated this is Phase II of the previously PC approved In & Out retail development. Mr. Gunter stated that Phase II will include additional commercial and restaurants; AutoZone, Dunkin Donuts, Jimmy John's, Waba Grill and an optometrist office. Mr. Gunter pointed out where the drive-thru lane is proposed along the southern portion of the property development.

Troy Gunter, Assistant Planner, addressed the Planning Commission and showed the proposed trash enclosures, landscaping and parking plans for the development. Mr. Gunter stated that the Applicant enter into agreement with the former CoCo's restaurant property owner for reciprocal access to the entrance/exit on Artesia Blvd. Mr. Gunter demonstrated the two traffic entrances and exits on Central Avenue and Artesia Blvd.

Troy Gunter, Assistant Planner, addressed the Planning Commission and stated that the proposed project required a Mitigated Negative Declaration which was provided by the Applicant and reviewed and concurred by City staff. Mr. Gunter stated that a traffic study was performed which showed no negative impact on the current traffic flow. Mr. Gunter stated that staff recommends approval of Conditional Use Permit Case No. 16-000014 & 15/Mitigated Negative Declaration No. 942.

Commissioner Gardner asked staff to point out the ingress and egress and wanted further information on the reciprocal access agreement. Mr. Gunter stated that the development will be able to utilize the former Coco's restaurant site. Commissioner Gardner asked staff to point out again the Dunkin Donut drive-thru lane. Mr. Gunter showed where the proposed drive-thru lane for the Dunkin Donuts would be located.

July 12, 2017

Page 7 of 14

Commissioner Atkinson asked if a traffic analysis was performed for this proposed project and the staff answered affirmatively.

Commissioner Gardner asked if the reciprocal access agreement is in perpetuity and staff answered affirmatively.

Applicant, Alton Klein, Red Mountain Retail Group stated that he was before the Planning Commission previously for the In & Out Conditional Use Permit. Mr. Klein stated that he will answer any questions or provide any information the Planning Commission may need.

Commissioner Horton-Pope asked the Applicant when construction will begin on this proposed project. Mr. Klein stated that construction will begin as soon as the Credit Union currently accessing the building finds a new location.

Commissioner Gardner asked if there are any local employment opportunities. Mr. Klein responded that there will be a reach out to the community for employment as well as subcontracting out to local companies for construction opportunities.

Commissioner Horton-Pope asked the Applicant how the City can ensure that local hire is done. Mr. Klein stated that in case of any emergency, business operators would prefer those who live near their businesses. Commissioner Horton-Pope asked if there can be a job fair for this development. Robert Delgadillo, Interim Planning Director, stated that they can make a Condition of Approval whereby the Developers and CareerLink can come together for a job fair.

Barbara Calhoun, resident, addressed the Planning Commission and stepped away from the microphone to go to point out something on the power point slide, her comments were inaudible. Troy Gunter, Assistant Planner, responded and explained the entrances and exits of the proposed project.

Robert Delgadillo, Interim Planning Director, stated that Troy Gunter would like to read into the record an additional condition whereby the Applicant and CareerLink will meet for local hiring opportunities.

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission closed Public Hearing Case Conditional Use Permit Case No. 16-000014/Mitigated Negative Declaration No. 942 by the following vote:

AYES:	Commissioner Atkinson Commissioner Gardner Commissioner Horton-Pope Commissioner Darden
ABSENT:	Commissioner Juanita Green-Wright

On a motion by Commissioner Horton-Pope, seconded by Commissioner Horton-Pope the Planning Commission approved Public Hearing Case Conditional Use Permit Case No. 16-000014 and Conditional Use Permit Case No. 16-000015 **subject to the addition of Condition #24 (local hiring)** by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

On a motion Atkinson, seconded Commissioner Horton-Pope the Planning Commission approved Mitigated Negative Declaration No. 942 by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope, the Planning Commission opened the Public Hearing **Case Conditional Use Permit Case No. 16-000020** - A request of Steven Senemar to construct six (6) single-family houses at 1378 W. Compton Blvd., Compton, in the Limited Commercial (C-L) zone by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

C. Conditional Use Permit Case No. 16-000020 - A request of Steven Senemar to construct six (6) single-family houses at 1378 W. Compton Blvd., Compton, in the Limited Commercial (C-L) zone.

Troy Gunter, Assistant Planner, addressed the Planning Commission regarding Public Hearing **Conditional Use Permit Case No. 16-000020** - A request of Steven Senemar to construct six (6) single-family houses at 1378 W. Compton Blvd., Compton, in the Limited Commercial (C-L) zone.

Troy Gunter, Assistant Planner, addressed the Planning Commission and presented a power point presentation which showed the site plan, zoning map and general plan for the proposed housing development. Mr. Gunter stated that the setbacks of the front, rear and side property is all in compliance with the current zoning code. Mr. Gunter presented the floor plan showing the interior rooms, the site plan showing second story and exterior architectural features. Mr. Gunter stated that the entrance to the housing project will be only accessible from Tajuata Avenue, and there will be no entrance on Compton Blvd. Mr. Gunter stated the Applicant's plan includes the construction of an eight foot block wall for privacy and security purposes. Mr. Gunter stated that all proposed housing will have a two car garage with security lighting.

Troy Gunter, Assistant Planner, addressed the Planning Commission and discussed the Applicant's landscaping plan and other architectural features; i.e. rear patios for the proposed housing development. Mr. Gunter addressed the Planning Commission and stated that staff recommends approval Conditional Use Permit Case No. 16-000020 subject to the findings and conditions of approval included in the staff report.

Commissioner Atkinson addressed staff and stated that there was mentioned that there are two guest parking stalls, but where will other guests park. Troy Gunter responded that additional guests will have to park outside of the housing development. Robert Delgadillo, Interim Planning Director, stated that the proposed housing is single family detached homes which do not require for guest parking.

Commissioner Darden asked if the property addresses would be Compton Blvd. or Tajuata Avenue. Robert Delgadillo, Interim Planning Director, stated that the addresses of these properties will be determined by the Postal Office and Building and Safety Department. Commissioner Darden addressed staff and asked if the property's homeowners association will maintain the landscaping on Compton Blvd. as well as on Tajuata Avenue. Robert Delgadillo, Interim Planning Director, answered affirmatively. Troy Gunter, Assistant Planner, stated that the maintenance concern is included in the staff report as Condition #6.

Commissioner Gardner addressed staff and asked about the proposed fencing around the property and between the homes. Troy Gunter, Assistant Planner, responded and showed on the power point presentation pictures where the fencing is proposed.

Steven Stenemar, Applicant, addressed the Planning Commission regarding the fencing. Mr. Stenemar gave the description of the proposed fencing and block walls for the project. Commissioner Gardner addressed the Applicant and stated that she is concern about graffiti along the block wall. Mr. Stenemar responded that the wall will stucco with a texture coating. Commissioner Gardner asked if it is possible to have creeping vines along the fence to discourage graffiti. Mr. Stenemar responded that he has used that method before and would be willing to do the same for this development.

Barbara Calhoun, resident, addressed the Planning Commission and asked the size of the rear yard. Mr. Gunter responded that the rear setbacks are within the parameters of the zoning code. Barbara Calhoun, resident, asked about the electronic gate. Ms. Calhoun asked if the residents had the opportunity to leave or enter the property if the electronic gate fails. Robert Delgadillo, Interim Planning Director, stated that there are mechanisms whereby manual operation for the gate is possible.

Steven Stenemar, Applicant, addressed the Planning Commission and public audience and stated that the rear yards for the housing will be 600 square feet. Mr. Stenemar stated that the HOA fees will probably be approximately \$50-\$60 per month but the fees increase as the property gets older and has more repair needs. Mr. Stenemar, Applicant, addressed the Planning Commission stated that he utilizes city trade persons for his projects.

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission closed Public Hearing Case Conditional Use Permit Case No. 16-000020 - A request of Steven Senemar to construct six (6) single-family houses at 1378 W. Compton Blvd., Compton, in the Limited Commercial (C-L) zone by the following vote:

AYES: Commissioner Atkinson
 Commissioner Gardner
 Commissioner Horton-Pope
 Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

On a motion by Commissioner Horton-Pope, seconded by Commissioner Atkinson the Planning Commission approved Public Hearing Case Conditional Use Permit Case No. 16-000020 - A request of Steven Senemar to construct six (6) single-family houses at 1378 W. Compton Blvd., Compton, in the Limited Commercial (C-L) zone with the modification of Condition of Approval #6 to include creeping vines along the block wall to protect against graffiti and maintenance to the exterior landscape by the following vote:

AYES: Commissioner Atkinson
 Commissioner Gardner
 Commissioner Horton-Pope
 Commissioner Darden
ABSENT: Commissioner Juanita Green-Wright

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope, the Planning Commission opened the Public Hearing Conditional Use Permit No. 17-000001 – A request to convert a former 8-unit motel into eight (8) low-income dwelling units located 605 N. Long Beach Blvd., in the Limited Commercial (C-L) zone by the following vote:

AYES: Commissioner Atkinson
Commissioner Gardner
Commissioner Horton-Pope
Commissioner Darden (*Commissioner left dais temporarily*)
ABSENT: Commissioner Juanita Green-Wright

D. Conditional Use Permit No. 17-000001 – A request to convert a former 8-unit motel into eight (8) low-income dwelling units located 605 N. Long Beach Blvd., in the Limited Commercial (C-L) zone.

Troy Gunter, Assistant Planner, addressed the Planning Commission regarding Public Hearing Conditional Use Permit No. 17-000001 – A request to convert a former 8-unit motel into eight (8) low-income dwelling units located 605 N. Long Beach Blvd., in the Limited Commercial (C-L) zone. Mr. Gunter presented a power point presentation which showed the vicinity map and zoning maps showing the mixed uses in this area. Mr. Gunter exhibited the site plan and floor plan for the proposed project as well as the parking plan. Mr. Gunter gave a description of the Applicant's exterior enhancements; Mansard roofing, security lighting and new windows with shutter and flower boxes.

Troy Gunter, Assistant Planner, addressed the Planning Commission and stated that the Applicant is proposing this low income housing project in the limited commercial zone. Mr. Gunter stated the Applicant acquired the property in 2008 and is currently not in use as a motel. Mr. Gunter stated that all units will be renovated with modern upgrades; façade, removal of old signage, new paint, each studio unit will have a kitchenette, bathroom and designated parking stall. Mr. Gunter stated that the property will provide a gardening area for the residents to utilize for fresh foods. Mr. Gunter stated that staff recommends approval of this proposed project subjected to the findings and conditions stated in the staff report.

Commissioner Horton-Pope addressed staff and asked if the business is now open for business. Mr. Gunter stated that according to the Business License Division the property has not been licensed for business since 2012.

Commissioner Darden addressed staff and asked if this property one which has a tall black fence along Long Beach Blvd. Mr. Gunter brought up photos of the property in the power point presentation and stated to his knowledge there is not tall black fence surrounding the property.

Commissioner Gardner asked if the proposed housing development has a time in which the affordable component is terminated or optional. Mr. Gunter responded that the type of units proposed would be referrals from approved State/County programs and/or agencies. Robert Delgadillo, Interim Planning Director, stated that the housing proposed is more of a transitional type dwelling and they will not be sold or rented to the public. Mr. Delgadillo stated that the units will not be long term residents and will be occupied by those individuals the State or County refers.

Rob Katherman, Applicant, addressed the Planning Commission and asked if he could be allowed to give Commissioners a hand-out. Troy Gunter, Assistant Planner, distributed the documents to the Commission and staff. Mr. Katherman stated that he wanted to thank staff for their effort on this project. Mr. Katherman stated that after reviewing all staff findings and conditions, the only one that they are not in agreement with is Condition #2 (requires rear block wall). Mr. Katherman stated that they are requesting to keep the chain link fencing and a rolling gate for accessibility for the Fire department.

Lela Wiggs, We Grow, addressed the Planning Commission and stated that in terms of the low income component their company currently has a five year contract for the housing and two additional options for five years, which totals a fifteen year commitment. Ms. Wiggs stated that the housing is permanent housing for as long as the referred individual needs to live there. Ms. Wiggs stated that her company partners with the Kedren Company for referrals and other supportive services. Ms. Wiggs stated that in the information that was previously distributed to the Planning Commission, it demonstrates other properties of this similar type that is located in Los Angeles and the venture has been very successful.

Commissioner Gardner asked staff about the modification the Applicant is asking for Condition of Approval #2. Commissioner Gardner asked if the block wall can include creeping vines and to add a condition to maintain the landscaped wall.

Barbara Calhoun, resident, addressed the Planning Commission and stated that she knows the Applicant since 2003 and can vouch for his work. Ms. Calhoun stated that this type of housing will an improvement in that area and would be very good for the community.

Commissioner Horton-Pope asked if there is any information that can be given out to residents in the community. The response was inaudible as it came from the audience.

Troy Gunter, Assistant Planner, addressed the Planning Commission and read into record the modification of Condition of Approval #2 regarding the block wall.

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission closed Public Hearing Case No. Conditional Use Permit No. 17-000001 by the following vote:

AYES:	Commissioner Atkinson Commissioner Gardner Commissioner Horton-Pope
ABSENT:	Commissioner Darden Commissioner Juanita Green-Wright

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission approved Public Hearing Case Conditional Use Permit Case No. 17-000001 A request to convert a former 8-unit motel into eight (8) low-income dwelling units located 605 N. Long Beach Blvd.,

in the Limited Commercial (C-L) zone *with the modified Condition of Approval #2 as read into record by staff* by the following vote:

AYES:	Commissioner Atkinson Commissioner Gardner Commissioner Horton-Pope Commissioner Darden
ABSENT:	Commissioner Juanita Green-Wright

NEW BUSINESS:

5) NEW BUSINESS

None

6) OLD BUSINESS

None

7) DIRECTOR'S REPORT

Robert Delgadillo, Interim Planning Director, welcomed Commissioner Lillie Darden back to the Planning Commission.

8) COMMISSION COMMENTS

Commissioner Darden introduced herself to the Commission and public audience. Commissioner Darden stated that she was is a former Compton city employee for twenty-six years and worked in various departments in the city; Planning, Fire and Water Departments. Commissioner Darden stated that she was formerly the Secretary of the Planning Commission while she was employed. Commissioner Darden stated that she has been a Commissioner for the Planning Commission and the Federal Grants Advisory Board. Commissioner Darden stated that she was honored to be reappointed to the Planning Commission.

Commissioner Horton-Pope welcomed Commissioner Darden and thanked Marlo Wilkerson who was in the audience for tonight's meeting. Commissioner Horton-Pope stated that Mr. Wilkerson is a Compton resident and a Regional Manager of Toastmasters Organization.

Marlo Wilkerson, resident and Regional Manager Toastmasters, addressed the Planning Commission and discussed the Toastmasters organization and its various locations.

Commissioner Gardner addressed Robert Delgadillo, Interim Planning Director and reminded him to create an ordinance which focuses on “transitional heights” (block walls/fencing).

9) AUDIENCE COMMENTS

None

On a motion by Commissioner Atkinson, seconded by Commissioner Horton-Pope the Planning Commission adjourned the meeting of July 12, 2017 at 9:43 p.m. by the following vote:

AYES:	AYES:	Commissioner Atkinson
		Commissioner Gardner
		Commissioner Horton-Pope
		Commissioner Darden
ABSENT:		Commissioner Juanita Green-Wright

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

**JUANITA GREEN-WRIGHT
CHAIRPERSON
PLANNING COMMISSION**