



## PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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**PLANNING COMMISSION MINUTES  
WEDNESDAY, OCTOBER 11, 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  
  Kinikia Gardner  
  Elizabeth Atkinson  
  Delila Gomez

Commissioners Absent:                      LeMeika Horton-Pope

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

The City Manager, Cecil Rhambo and his staff attended the Planning Commission meeting this evening.

Commissioner Green-Wright asked the City Manager to introduce himself and his staff. City Manager, Cecil Rhambo addressed the Commission and gave a brief description of his career in city government and the Sheriff's Department. Mr. Rhambo introduced both his Assistant City Manager's; Dr. Gail Tillman and Mr. Laurence Adams. Mr. Rhambo gave a brief description of both of their career backgrounds.

Commissioner Green-Wright addressed the City Manager and stated that there is a huge concern in regard to absentee landlords who neglected their property. Mr. Rhambo stated that this issue is an for the Code Enforcement Department and the City Attorney's Office. Mr. Rhambo stated that the city has currently hired a new Code Enforcement Manager to handle these types of complaints. Mr. Rhambo stated that absentee landlords create a variety of problems, particularly safety issues (i.e. fire) Mr. Rhambo stated that the City Attorney's Office has to first go to court and receive an order for property abatement. Mr. Rhambo stated after which, city employees clean the neglected properties and the landlord is billed for these services. Commissioner Green-Wright cited the following properties as ones in need of attention for neglected maintenance: Barron Avenue and Compton Boulevard, Santa Fe Avenue and Alondra Boulevard and Long Beach Boulevard near the Compton Creek. Mr. Rhambo responded that management is aware of some of the properties she mentioned and are currently citing property owners.

Commissioner Gardner addressed the City Manager and asked if the property owners do not respond to administrative citations will the city buy the property. City Manager Rhambo stated that at this time the

October 11, 2017

Page 2 of 6

city does not have the funds to purchase these properties. Mr. Rhambo stated that they are in the process of selling Community Development properties. Mr. Rhambo stated that with the city's current moratorium on convenience stores and strict parking requirements, it has been difficult attracting developers

Commissioner Atkinson addressed the City Manager about the property on Oleander Street and Compton Boulevard. Mr. Rhambo responded that the property has recently been boarded up and cleaned.

Commissioner Green-Wright addressed the City Manager and stated there is also a concern with 18 wheeler trucks parking overnight on city streets. Commissioner Green-Wright stated that one such vehicle was parked in front of Walton Middle School, is it possible for the Sheriff's to assist in this problem. Cecil Rhambo, City Manager, responded that the city has given the Sheriff's Department "parking citation" books and they are not able to cite such illegally parked vehicles. Mr. Rhambo also stated that they have allowed overtime for city staff to address code enforcement problems.

Commissioner Atkinson addressed the City Manager and asked Mr. Rhambo to clarify the worked by Code Enforcement Officers. Mr. Rhambo stated that the Code Enforcement Officers do not work some weekends and late night hours. Mr. Rhambo stated that this type of staff shortage is why you may see yard sales that unpermitted, food sales that are unpermitted and the like.

Commissioner Gardner addressed the City Manager and asked about missing street signs around the city. Mr. Rhambo stated that the city has recently hired a new Public Works Director and that is one of the priorities, to replace street signage. Mr. Rhambo stated that there are three (3) staff members that take care of street signage, street legends and curb painting for the whole 10 mile city area. Cecil Rhambo, City Manager stated that the he, the Public Works Director and the Parks and Recreation Director met to clean up the Compton Creek are and other public streets.

Dr. Gail McMahon addressed the Planning Commission and stated that she is the Assistant City Manager that is responsible for Code Enforcement, Administrative Services and the Parks and Recreation Departments.

Mr. Laurence Adams addressed the Planning Commission and stated that she is the Assistant City Manager that is responsible for the Planning Department, Building Department, Water Department, Finance and Grants among other duties. Mr. Adams stated that he worked with the city as an Intern in 1972. Mr. Adams gave a description of his experience working with the city.

Commissioner Green-Wright addressed the Assistant City Manager and asked about Successor Agency owned property at Dwight Avenue and Compton Boulevard that is unmaintained. Mr. Adams stated that the city has contracted with a company to address these issues.

Robert Delgadillo, Planning Director, addressed the Planning Commission and stated that the subdivision that will be six (6) single family homes. Mr. Delgadillo stated that these homes will be low-income housing. Mr. Adams explained the three categories that encompass low-income housing, and affordable income housing. Commissioner Green-Wright asked about the homes being built on Alondra Boulevard west of Wilmington Avenue. Mr. Adams stated that this development will set aside six (6) of its units for low-income housing. Commissioner Green-Wright asked about parking for the new homes there. Robert Delgadillo, Planning Director, stated that the project meets the city's parking requirements.

Dean L. Jones, Senior Economic Development Specialist addressed the Planning Commission to introduce himself to the newest Planning Commissioner. Mr. Jones stated that he now reports to the City Manager and he stated that economic services are now expedited. Mr. Jones stated that Best Buy delivery and distribution and UPS Company are both moving into the city. Mr. Jones stated these companies will possibly bring three hundred (300) jobs to the city. Mr. Jones stated that he would like the Commission to consider the modernization in developments coming before them, i.e. electric vehicle charging stations. Mr. Jones also discussed the film permit process and its revenues.

**3) APPROVAL OF MINUTES – September 13, 2017**

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission approved the minutes of September 13, 2017 by the following vote:

AYES: Commissioner Juanita Green-Wright  
Commissioner Atkinson  
Commissioner Gardner  
Commissioner Gomez

ABSENT: Commissioner Horton-Pope

**4) PUBLIC HEARING ITEMS:**

- A. Conditional Use Permit Case No. 17-00002**– A request of Kimley-Horn to subdivide an existing 93,510 square foot industrial lot into three separate smaller parcels for future development as a retail commercial center located at 2200 W. Artesia Blvd. in the Heavy Manufacturing Zone (M-H).

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission opened Public Hearing Case No. Conditional Use Permit 17-00002 A request of Kimley-Horn to subdivide an existing 93,510 square foot industrial lot into three separate smaller parcels for future development as a retail commercial center located at 2200 W. Artesia Blvd. in the Heavy Manufacturing Zone (M-H) by the following vote:

AYES: Commissioner Juanita Green-Wright  
Commissioner Atkinson  
Commissioner Gardner  
Commissioner Gomez

ABSENT: Commissioner Horton-Pope

Mr. Troy Gunter, Planner, addressed the Planning Commission regarding this proposed project. Mr. Gunter stated that the developers are requesting to sub-divide the existing industrial lot into three (3) separate parcels. Mr. Gunter gave a detailed description of the proposed project; showing site plans, zoning and parcel maps. Mr. Gunter stated the property is zoned MH –Heavy Manufacturing and is surrounded by heavy manufacturing uses. Mr. Gunter showed a parcel map of the proposed subdivision demonstrating how the property will be divided into three (3) separate parcels; one will contain a restaurant, one will contain a retail commercial store and the third will contain a multi-tenant retail development. Mr. Gunter stated that each parcel will have access to the reciprocal access agreement.

Commissioner Gardner addressed Mr. Gunter and asked if the frontage Road will be used as an entrance and exit, will it be used for this proposed subdivision. Mr. Gunter stated it will not be apart of this proposed subdivision.

Representative, Red Mountain Group, addressed the Planning Commission and stated that there will be an In & Out Restaurant, Dunkin Donuts, Waba Grill and other retail. Commissioner Gardner asked what the construction guideline will be. Representative, Red Mountain Group, stated that the construction time will take approximately six (6) months, probably the first quarter of 2018.

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On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission approved Tentative Parcel Map 75002 under Conditional Use Permit 17-00002 A request of Kimley-Horn to subdivide an existing 93,510 square foot industrial lot into three separate smaller parcels for future development as a retail commercial center located at 2200 W. Artesia Blvd. in the Heavy Manufacturing Zone (M-H) by the following vote:

AYES:                    Commissioner Juanita Green-Wright  
                              Commissioner Atkinson  
                              Commissioner Gardner  
                              Commissioner Gomez

ABSENT:                Commissioner Horton-Pope

- A. General Plan Amendment Case No. 17-000001/Conditional Use Permit Case No. 16-000018/Mitigated Negative Declaration No. 943** – Applicant requests an amendment to amend the existing General Plan Land Use designation from Medium Density Residential (MDR) to General Commercial (GC) and approve a Conditional Use Permit to establish a 2,959.84 Sq. Ft. carwash and adopt mitigated negative declaration No. 943 located at 961 S. Wilmington Avenue in the Limited Commercial Zone (C-L).

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner, the Planning Commission voted to continue this Public Hearing General Plan Amendment Case No. 17-000001/Conditional Use Permit Case No. 16-000018/Mitigated Negative Declaration No. 943 – Applicant requests an amendment to amend the existing General Plan Land Use designation from Medium Density Residential (MDR) to General Commercial (GC) and approve a Conditional Use Permit to establish a 2,959.84 Sq. Ft. carwash and adopt mitigated negative declaration No. 943 located at 961 S. Wilmington Avenue in the Limited Commercial Zone (C-L) until the meeting in November 2017 by the following vote:

October 11, 2017

Page 5 of 6

AYES: Commissioner Juanita Green-Wright  
Commissioner Atkinson  
Commissioner Gardner  
Commissioner Gomez

ABSENT: Commissioner Horton-Pope

**5) NEW BUSINESS**

Robert Delgadillo, Planning Director, introduced new Planning Commission Delila Gomez to the Commission and public audience.

**6) OLD BUSINESS**

None

**7) DIRECTOR'S REPORT**

Robert Delgadillo, Planning Director asked the Commission if they would prefer going from paper agenda packets to electronic packets. Mr. Delgadillo stated that staff is now performing a cost analysis to show the effectiveness of electronic version versus paper version. Commissioner Gardner asked how far in advance would the Commissioners received the electronic data. Mr. Delgadillo responded that it will probably be two days earlier.

**8) COMMISSION COMMENTS**

None

**9) AUDIENCE COMMENTS**

Barbara Calhoun, Resident, addressed the Planning Commission regarding the continuance of the proposed car wash. Ms. Calhoun stated that she will rally the forces to come out against this project. Ms. Calhoun stated that the store in front of the proposed car wash is not a good neighbor.

Mark Smith, Resident, addressed the Planning Commission and stated that he feels that same as Ms. Calhoun regarding the present tenant at that address. Mr. Smith stated that in other communities the apartments have store fronts and other amenities to complement the area. Mr. Smith stated we need to stop undervalue the community. Mr. Smith stated that we need to look forward to the future and proposed developments in the city that will enhance the city.

Christian Reynaga, Community Relations Commission, stated that he is a realtor. Mr. Reynaga stated that he was involved in a project whereby the property was next to a car wash. Mr. Reynaga stated that a soil study was performed and they found the soil was contaminated by the car wash. Mr. Reynaga asked that the Planning Commission request soil study before approval.

Commissioner Green-Wright stated that she would not be voting on this item, because she reside next to the proposed project.

October 11, 2017

Page 6 of 6

Commissioner Green-Wright asked who is responsible to clean the bus stops. Robert Delgadillo, Planning Director stated that it is the responsibility of the Public Works Department. Mr. Delgadillo stated he will pass this concern on to Public Works.

On a motion by Commissioner Atkinson, seconded by Commissioner Gardner the Planning Commission adjourned the meeting of October 11, 2017 at 8:07 p.m. by the following vote:

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

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

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**JUANITA GREEN-WRIGHT  
CHAIRPERSON  
PLANNING COMMISSION**