

Compton General Plan Working Group Meeting #1 Summary

Introduction

The first Compton General Plan Working Group meeting took place on Thursday, September 15, 2022, via Zoom. Six Working Group members, along with City staff, participated in the meeting. The Working Group attendees included Arta Wynn, Barak Bomani, Gilda Blueford, Keife Alex, Sara Bomani, Shirley Gideon, Robert Delgadillo (City of Compton), Rachel Dimond (City of Compton), Jose Rodriguez (MIG), Melissa Rodriguez (MIG), Sasha Ragland (MIG), and Alfonso Ramirez (MIG).

Robert Delgadillo, Senior Planner for the City of Compton, welcomed the Working Group members to the meeting and expressed gratitude for their volunteer efforts. The meeting was facilitated by planning consultants from MIG Inc., namely Jose Rodriguez and Melissa Rodriguez, who provided Spanish translations during the presentation. The discussion points, which included the utilization of the online digital whiteboard platform, Mural, are presented in the appendix section of the summary.

After introducing themselves and reviewing the meeting agenda, the group was introduced to various components related to the General Plan, including its coverage of topics such as Land Use, Housing, Mobility, Parks, Infrastructure, Economic Development, Climate Adaptation, and Environmental Justice. The presenter also

explained the importance of updating the plan and provided an overview of the engagement activities planned over the coming months. The City's approach to engaging with residents will involve various methods, including Working Group meetings, stakeholder interviews, surveys, pop-up meetings, community workshops, and listening sessions.

The MIG team led an interactive discussion focusing on the following topics:

- What issues and opportunities should the General Plan address?
- My vision for Compton includes the changes I'd like to see over the next 10 to 20 years.
- How can we improve community engagement?
- Any other questions or comments were also welcomed.

Summary Comments

Challenges and Opportunities

The Working Group discussed various issues related to attracting businesses and improving the city's infrastructure and community services. They highlighted the need for more recreational activities to generate revenue and the importance of residents as a crucial part of the city's infrastructure. Concerns were raised about the city's ability to sustain itself with increased housing and parking challenges. Participants expressed a desire for the establishment of an Arts Council and emphasized the importance of self-sufficiency. They also noted challenges related to City Council relations and the need for quality restaurants and housing options. Streamlining the process for business licenses and permits was considered essential for community investment. The group called for increased enforcement, revenue generation by businesses, and the expansion of housing options to support infrastructure maintenance. They expressed a need for more activities and organized events in parks, prioritizing mixed-use developments, and reviewing Census district boundaries. Participants highlighted the importance of improving the educational system and increasing funding for homeless shelters while addressing affordability concerns related to bonds and taxes.

Vision

The Working Group participants expressed a desire for significant changes in the next two to three years, including the development of theaters and restaurants. They emphasized the importance of homeownership, higher enforcement, and infrastructure improvements for generating revenue. There was a call for more emergency and permanent housing for students and greater safety in the streets. They stressed the need for a forward-thinking and representative City Council and a competent school board and

superintendent that are pro-student. Participants also highlighted the importance of reinvestment in beautification, streamlining building permits, assisting homeless students, and improving the relationship between nonprofits and the educational system. They sought to address homelessness through the education system and prioritize the repaving of Compton Boulevard as a central part of the city.

Engagement

The Working Group emphasized the importance of improving communication and outreach strategies to connect with a broader range of the community. They suggested the establishment of a public access cable channel and recognized City Hall's Treasure's Office as a key location for distributing flyers and brochures. Participants stressed the need to engage with elders and individuals not on social media, advocating for multi-generational engagement. They also highlighted the significance of collaborating with chambers of commerce, reaching out to the youth through organizations like Compton Advocates, Vecinos Unidos por Compton, City Church of Compton, and Hope in Christ. Participants expressed a desire for a city newspaper and recommended connecting with law enforcement departments, officials, and religious entities. They called for a comprehensive resource guide, available in various formats, to connect residents with mental health services and providers.

Additional Comments and Questions

- Can we, the City of Compton, afford to add the other cities around us?
- Businesses are the backbone of this City. We need to rely on them to get the word out.
- We need to develop a community partnership to support future generations.

Key Themes

- City doesn't have room for housing and population growth
- City and residents need quality businesses and places to shop
- Infrastructure needs reinvestments; need to improve Compton
- Need to adequately address homelessness and housing issues
- Better communication with community (churches/youth)
- Community come together; safer community and streets

Appendix:

Mural Summary

PowerPoint Presentation

Compton General Plan Update

Working Group Meeting

Thursday - September 15, 2022



AGENDA

- 1 Introductions 5 min
- 2 General Plan 20 min
- 3 Discussion 30 min
- 4 Next Steps 5 min

MEETING GUIDELINES

- 1 One person speaks at a time.
- 2 Be respectful of others' opinions.
- 3 Please mute yourself when you're not speaking.
- 4 Please share video to stay connected.
- 5 Please be flexible and patient.
- 6 This is just one meeting of a longer process.

ICONS

- MAINTENANCE
- SAFETY
- KEY LOCATION
- HOUSING
- TRANSPORTATION
- COMMUNITY
- PARKS/ OPEN SPACE
- FARMERS MARKET
- ECONOMIC/ BUSINESS
- OTHER

FEEDBACK

- LIKE
- DISLIKE
- CONCERN

What are the issues and opportunities the General Plan should address?

¿Cuáles son los temas y oportunidades que debe abordar el Plan General?

The City does not have enough space housing for the growth of population.	Will City be able to house all future building more housing? Parking concerns are.	How do we attract businesses?	Very difficult to get business licenses and permits through City.	Love to see an Arts Council better define around the arts supported by the City.	Infrastructure poses challenges to business development.
Mixed use developments should be prioritized.	Business revenue is critical to fund infrastructure repair maintenance needs.	We need more recreational activities and ways to bring in revenue.	Our parks need more activities & or organized events.	We need quality restaurants & quality homes (single mid-family units).	Buying in the city leads to community investment.
Census tracts must reflect the population but the population has decreased.	Reconsider Census district boundaries.	Acquire more space to support the growth.	Residents are part of the City's infrastructure.	Self-sufficiency is important.	Pass a moratorium on the number of the same kind of businesses allowed in the City.
Businesses should be generating revenue for the City, moving away from existing businesses.	Poor City Council relations delay any decision making.	There is not enough enforcement in our City.	Educational system is lacking.	Our youth seek educational resources outside of the City.	School board and superintendent need to be more pro-students.
Not enough funding and homeless shelters to receive resources.	Extra bonds and loans are needed to get the ability to provide affordable housing.				

My VISION for Compton is? These are the things I would like to see over the next 10 to 20 years.

¿Mi VISIÓN para Compton es...? Estas son las cosas que me gustaría ver en los próximos 10 a 20 años.

See more communities and people come together safely. There is no stress safer.	Want to see changes within the next 2-3 years. Be able to go to theater/ restaurants.	Home ownership is different from renting.	Comprehensive and competent city council.	City Council that is representative of the community it serves.	Forward thinking City Council.
Building permits need to be streamlined and easier.	Compton Blvd should be improved and should be the central part of our City.	Higher enforcement & infrastructure generates revenue.	Reinvest in beautification & invite other business entities.	Youth leaves the city and makes connections elsewhere.	Superintendent and school board should be more pro-student.
Improved relationship between non-profit & educational system.	Attract students who are experiencing homelessness.	Addressing homelessness through the education system.	More emergency & permanent housing for students.		



How can we better ENGAGE with the community?

¿Cómo podemos PARTICIPAR mejor con la comunidad?

The City needs a newspaper.	We need to connect with elders & others who are not on social media.	Public access channel to reach a broader range of the community (Cable Channel).	Compton Advocates and Veterans Liaison for Compton.	Reach out to chambers of commerce especially when dealing with businesses.	Multi generational engagement.
Comprehensive resource guide in different formats like a pocket book or digital.	Compton Sheriff's WA (Youth Activity League).	Treasurer's Office in City Hall is key location for flyers/ brochures.	Connect with religious entities.	Reaching out to the youth.	City Church of Compton, Hope in Christ.
Law Enforcement depts. and officials.	Connect with mental health services and providers.				

Other Questions/ Comments

Otras preguntas/comentarios

Can we The City of Compton afford to add the other cities around us?	Businesses are the backbone of the city. We need to rely on them to get the word out.	We need to develop a community partnership to support future generations.
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WORK GROUP PARTICIPANTS

Working Group

- Artra Wynn
- Barak Bomani
- Gilda Blueford
- Keife Alex
- Sara Bomani
- Shirley Gideon

General Plan Team

- Robert Delgadillo, City of Compton
- Jose M. Rodriguez, MIG
- Melissa Rodriguez, MIG

THEMES TEMAS

- City doesn't have room for housing and population growth
- Infrastructure needs reinvestments; improve Compton
- Need to adequately address homelessness and housing issues
- Better communication with community (churches/ youth)
- Community come together; safer community and streets
- City and residents need quality businesses and places to shop

Compton General Plan 2045 Working Group Meeting #1

September 15, 2022



1

Agenda

1. Introductions
2. Overview: What Is a General Plan?
3. Working Group Role
4. Working Group Discussion
5. Next Steps



2



3

Introductions

City of Compton

Robert Delgadillo, Senior Planner

MIG

Jose M. Rodriguez, Project Manager

Melissa Rodriguez, Engagement Specialist/Translation

Alfonso Ramirez, Project Associate

Laura R. Stetson, Principal

4

Introductions

Working Group

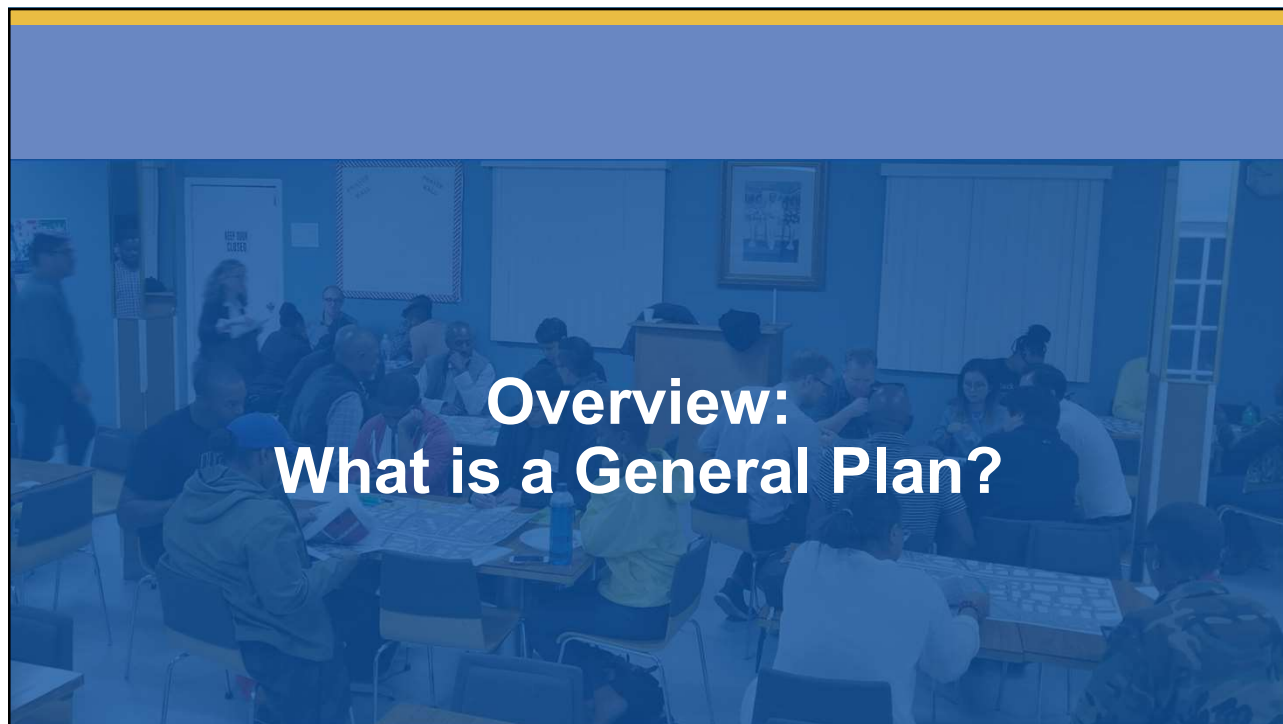
- Your Name
- Organization (if any)
- How many years have you lived and/or worked in Compton?
- [Please fill out participation form \(see link in the Chat\)](#)



Meeting Guidelines

- One person speaks at a time.
- Be respectful of others' opinions.
- Please mute yourself when you're not speaking.
- As feasible, please share video so we can stay visually connected.
- Technology happens – please be flexible and patient.
- Remember: This is just one meeting in a longer process.





7

A General Plan....

- **Belongs to the community** and reflects local vision and values

8



9

A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change

10



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11

A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change
- **A “living” document** that can be adjusted over time

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12



13

A General Plan....

- **Belongs to the community** and reflects local vision and values
- **Long-term plan** for maintenance and change
- **A “living” document** that can be adjusted over time
- **Comprehensive**
 - Required topical “elements”
 - Defined planning area and/or subareas
 - Planning horizon of 15 to 25 years

14



15

What Topics Are Covered?



**Land Use,
& Urban Design,
Historic**



Housing



Mobility



**Parks, Arts,
& Culture**



**Infrastructure
& Facilities**



**Businesses,
& Economic
Development**



**Climate
Adaptation,
Safety, &
Noise**



**Environmental
Justice**

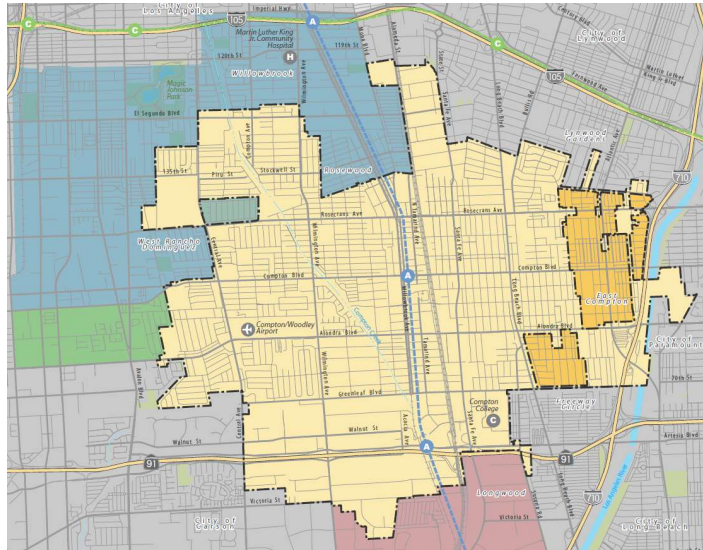
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16

Planning Area

- Incorporated City Boundary
- Sphere of Influence (SOI): Los Angeles County
 - Compton SOI
 - Joint SOI (cities of Los Angeles, Long Beach, and Carson)



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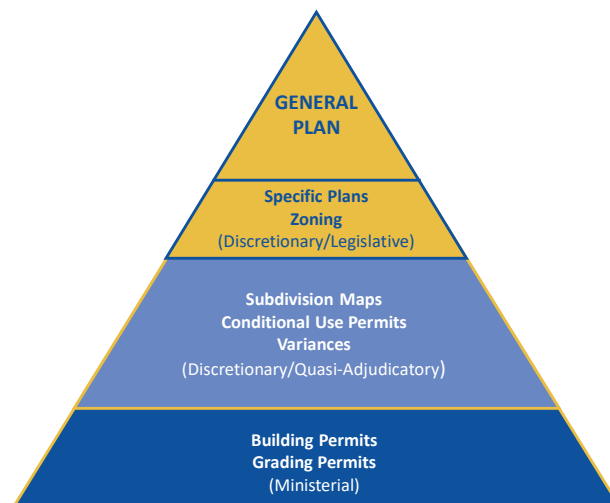
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City Policy Documents and Permitting

**Long
Term**



**Short
Term**



**More
General**



**More
Detailed**

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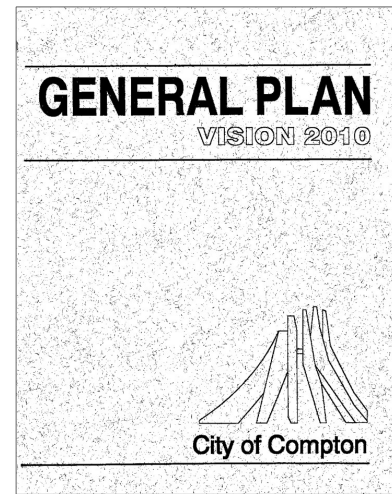
18

Current General Plan

- **Compton General Plan – 1991**

- Land Use Element
- Circulation Element
- Conservation/Open Space/Parks and Recreation Element
- Public Safety Element
- Noise Element
- Public Facilities Element
- Urban Design Element
- Economic Development Element

- **Housing Element – 2020**



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19

Why Update?

- Opportunity to connect with the community and reaffirm values and priorities
- Set new vision, goals, and policies
- Address current opportunities, challenges, and trends
- Changes to demographics and economic environment since 1990s
- Changes to State law on how cities address housing, mobility, climate change, and environmental justice

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20

Public Engagement

- Working Group
- Stakeholder/Focus Group interviews
- Surveys
- “Pop-up” meetings
- Community workshops
- Listening sessions



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21

Website

www.Compton2045.org

- Launching in early **October 2022**
- Email updates
- Document library
- Latest news
- Events calendar
- Schedule



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22



23

Working Group's Role

- Be active participants and ambassadors
- Provide feedback to the City staff and consultant team
- Connect with Compton communities and stakeholders
- Serve as liaisons to constituent groups
- Encourage participation in public engagement activities
- Make recommendations to the Planning Commission and City Council

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24

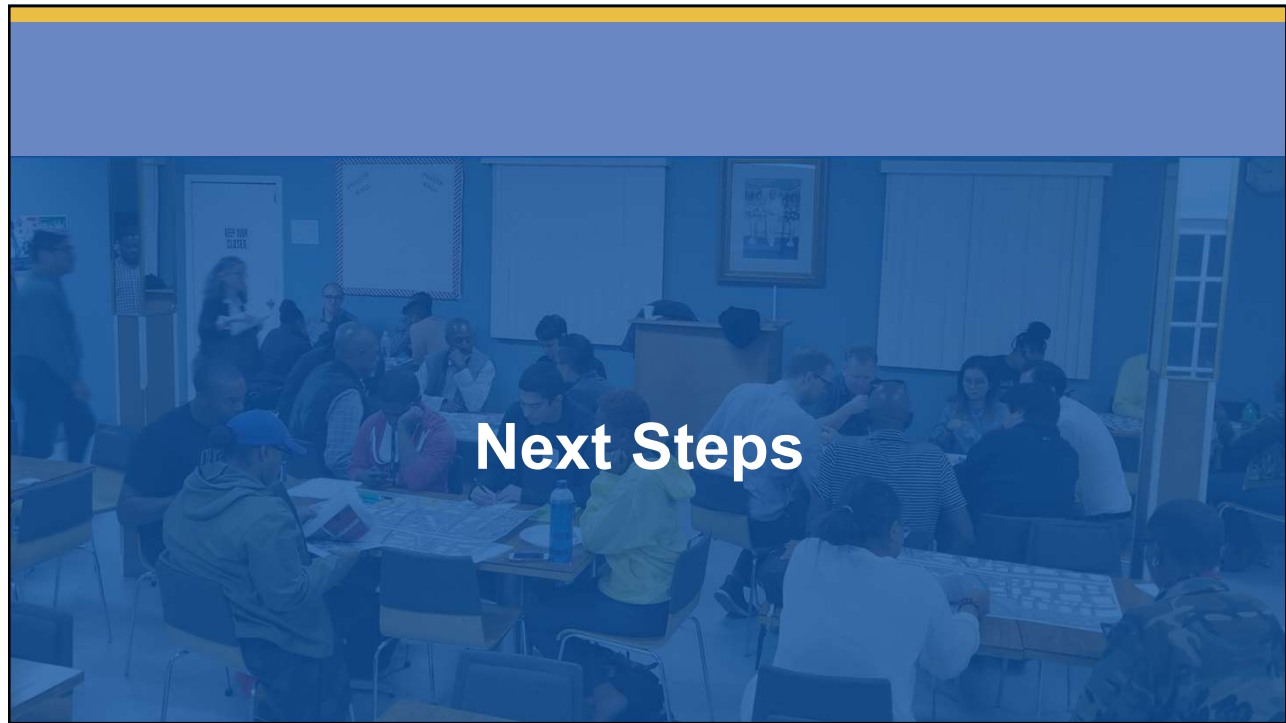


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Working Group Discussion

1. What are the ***Issues and Opportunities*** the General Plan should address?
2. My ***Vision*** for Compton is? These are the things I would like to see over the next 10 to 20 years.
3. How can we better ***Engage*** with the community?

26



27

General Plan Schedule

Summer/Winter 2022

Compton Today:
Constraints and
Opportunities

- Background Reports
- Housing Opportunities
- Vision/Guiding Principles

Winter 2023

Exploring Options
for Compton's
Future

- Identify areas for potential change
- Land Use/Transportation Options
- Housing Element

Spring/Summer 2023

Preparing a Plan
for Compton 2045

- Draft General Plan
- Draft Environmental Impact Report
- Public Review of Documents

Fall/Winter 2023/24

Adopting Compton
General Plan 2045

- Planning Commission and City Council Adoption Hearings
- Final Documents

28

Compton General Plan 2045 Working Group

September 15, 2022



Compton General Plan Working Group Meeting #2 Summary

Introduction

The second Compton General Plan Working Group meeting took place on Thursday, December 1, 2022, via Zoom. Ten Working Group members, along with City staff, participated in the meeting. The Working Group attendees included Lynn Finley, Tonya Craft Perry, Abril Villanueva, Tina Pitts, Fernando Diaz, Clarence Johnson, S. Moore, Denzell Jordan Perry, Kinikia Gardner, Nabeeha Brum, and Robert Delgadillo (City of Compton), Jose Rodriguez (MIG), and Melissa Rodriguez (MIG).

A Working Group meeting was convened for the second time to discuss overview concepts related to the Housing Element and Land Use Element of the General Plan. A presentation was provided to the group regarding completed and upcoming General Plan public engagement, Housing Element overview, affordable housing, Regional Housing Needs Allocation, and Land Use Element overview. The purpose of this meeting and presentation was to provide context and explain terminology before draft land use alternatives are presented to the Working Group. The Working Group facilitated a discussion related to housing and land uses issues in the community. Comments were raised regarding issues such as equal access to housing for low-income community members, quality of life, safety, outdated zoning, gentrification, accountability, and community programs.

Summary Comments

Affordable Housing

Working Group members indicated that housing affordability is a major issue in Compton. They expressed concern about new housing developments and accountability in providing affordable housing and related programs. One Working Group member indicated that housing developers have come into Compton and promised a certain number of affordable units, but have not kept their promise. For example, The Olson Company just recently built a new track of homes that were supposed include many affordable units for Compton residents. In the end, there were only two offered in a lottery system that was available to anyone outside of Compton, not just Compton residents. Attendees made suggestions for affordable housing programs, including subsidizing low-income residents to assist in a down payment for a home purchase. One community expressed an issue with Section 8 vouchers as it can be difficult to save money for home purchase under this program. If any money is saved or incomes or increased, Section 8 vouchers may be limited or removed.

Equal Access to Housing

Various attendees expressed developing community programs and processes that ensure equal access to low-income families, seniors, transitional aged youth, and other vulnerable populations.

Existing Housing Densities

Attendees identified that many established residential neighborhoods are in fact not lower residential density but have multiple units within one property. The multiple units have multiple families living in them, thus increasing the population density. There are no low residential

densities in certain Compton neighborhoods as the Land Use map indicates. They suggested looking closer at established neighborhoods to understand existing residential densities and overcrowding issues.

New Housing Development

There was consensus that the General Plan should advocate for contextual and culturally relevant development that takes various factors, such as environmental justice, quality of life, crime, parking, multi-generational families, low income/marginalized communities, and community programs, into account. Others suggested mixed use or gradual rezoning along corridors to provide more housing opportunities. They also express that appropriate transition between new residential development and established neighborhoods are important to reduce visual impacts of new developments. Compton residents expressed a consensus that some existing neighborhoods are congested, and they fear that additional residential development or up zoning (increasing residential density) could make matters worse or exacerbate existing conditions, including the lack of infrastructure, increase in crime, increase in population densities, and lack of street parking. One Working Group attendee indicated that there are a lot of dilapidated buildings and warehouses all throughout Compton that are unused eye sores, and that these properties are suitable for redevelopment, including mixed use and affordable housing.

Addressing New Development

Attendees indicated they would like to see new housing development prioritized for existing residents, and they also want the housing to be affordable. They want to ensure that housing developers do not simply reap all of the benefits of new housing in Compton. Several attendees indicated that Community Benefits should be included in the General Plan. Community Benefits

is an incentive program that allows an increase in residential development, in exchange for additional affordable housing units, open space and parks, or other community benefits.

Themes the General Plan Needs to Address

Themes such as crime prevention, community-based programs, and environmental and life impacts arose when discussing the Housing Element, new housing development, and land use revisions.

Adjournment and Next Steps

After the group discussion, MIG provided information regarding the project General Plan website (www.Compton2045.org), community survey, upcoming in-person events, and next Working Group meeting, as further opportunities for community engagement.

Appendix:

PowerPoint Presentation

Compton General Plan 2045 Working Group Meeting #2

December 1, 2022



1

Agenda

1. Introductions
2. Engagement Overview
3. Housing Element
4. Affordable Housing
5. What is RHNA (Regional Housing Needs Allocation)
6. Land Use Element Alternatives
7. Next Steps



2



3

Introductions

City of Compton

Robert Delgadillo, Senior Planner

MIG

Jose M. Rodriguez, Project Manager

Melissa Rodriguez, Community Engagement Project Manager

4



Engagement Overview

5

Working Group

Working Group Meeting #3

- December 15, 2022 (4 pm to 6 pm)
- Douglas F. Dollarhide Community Center
- 301 N Tamarind Avenue, Compton, CA 90220

Working Group Meeting #4

- February March 2023

6

Engagement

- Working Group
 - Meeting #1 (September XXX): General Plan Introduction
 - Meeting #2 (December 1): Housing and Land Use Context
 - Meeting #3 (December 15): Land Use Alternatives
- Focus Groups (Summary Coming Soon)
- General Plan Website (Live Now)
- Community Survey (Available Now)
- Christmas Parade Booth (December 10)

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7

Engagement

- Community Workshop (January 12, 2023)
- Street Team (Passing out flyers and surveys)
 - Grocery stores
 - Senior activities
 - City activities
 - Places of worship
 - Farmers Market at Compton College

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8

General Plan Website



www.Compton2045.org

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9

Community Survey

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10



11

What Topics Are We Covering Today?



Housing



Land Use



Mobility



**Parks, Arts,
& Culture**



**Infrastructure
& Facilities**



**Businesses,
& Economic
Development**



**Climate
Adaptation,
Safety, &
Noise**



**Environmental
Justice**

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12

What is a Housing Element?

¿Qué es un Elemento de Vivienda?

- **Updated every eight years**
- **Required to be reviewed** by California Housing and Community Development Department (HCD)
- **Adoption deadline:** October 2021
- **Actualizado cada ocho años**
- **Repaso requerido** por el Departamento de Vivienda y Desarrollo Comunitario del estado de California (HCD)
- **Fecha de aprobación:** Octubre de 2021

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13

Legislative Intent

Intención Legislativa

“The availability of housing is of **vital statewide importance**...[and] local and state governments have a responsibility to...**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community.”

“La disponibilidad de vivienda es de **vital importancia en todo el estado** ...[y] los gobiernos locales y estatales tienen la responsabilidad de... **ayudar a mejorar y desarrollar viviendas** para satisfacer las necesidades de vivienda **de todos los segmentos económicos** de la comunidad.”

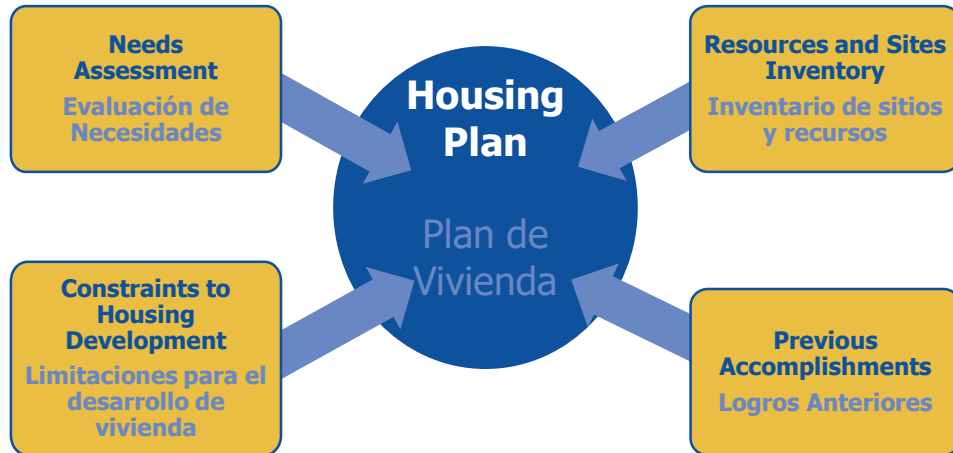
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14

What is in a Housing Element?

¿Qué Hay en un Elemento de Vivienda?



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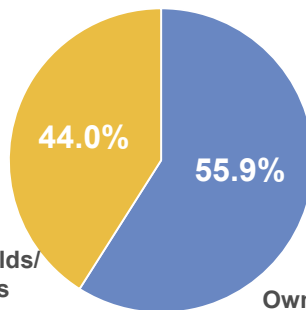
15

Tenure in Compton

Ocupación de Viviendas



Renter
Households/
Inquilinos



Owner
Households/
Proprietarios



Source: US Census Bureau ACS 2020 5-year Estimates

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16




17

What is Affordable Housing?

¿Qué es una Vivienda al Alcance Económico?

- **Affordable housing:** A household pays no more than 30% of its annual income on housing
- **Cost burden:** When monthly housing costs (including utilities) exceed 30% of monthly income
- **La vivienda al alcance económico:** Un hogar paga menos del 30% de sus ingresos en vivienda
- **Carga económica:** Cuando los costos de vivienda mensuales (incluyendo utilidades) exceden el 30% del salario mensual

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18

Income Limits for Los Angeles County

Límites de Ingresos – Condado de Los Ángeles

Income Level	1-Person	2-Person	3-Person	4-Person	5 Person
Extremely Low (0-30% AMI)	\$25,050	\$28,600	\$32,200	\$35,750	\$38,650
Very Low (31-50% AMI)	\$41,700	\$47,650	\$53,600	\$59,550	\$64,350
Low (51-80% AMI)	\$66,750	\$76,250	\$85,800	\$95,300	\$102,950
Moderate (81-120% AMI)	\$76,500	\$87,450	\$98,350	\$109,300	\$118,050
Area Median Income (AMI)	\$63,750	\$72,900	\$82,000	\$91,100	\$98,400

Affordable housing = 30% of household income

Example: $\$91,100 \times 30\% = \$27,330/12 \text{ months} \rightarrow \$2,278 \text{ per month}$

AMI = Area Median Income

Los Angeles County AMI = \$91,100 (family of 4)

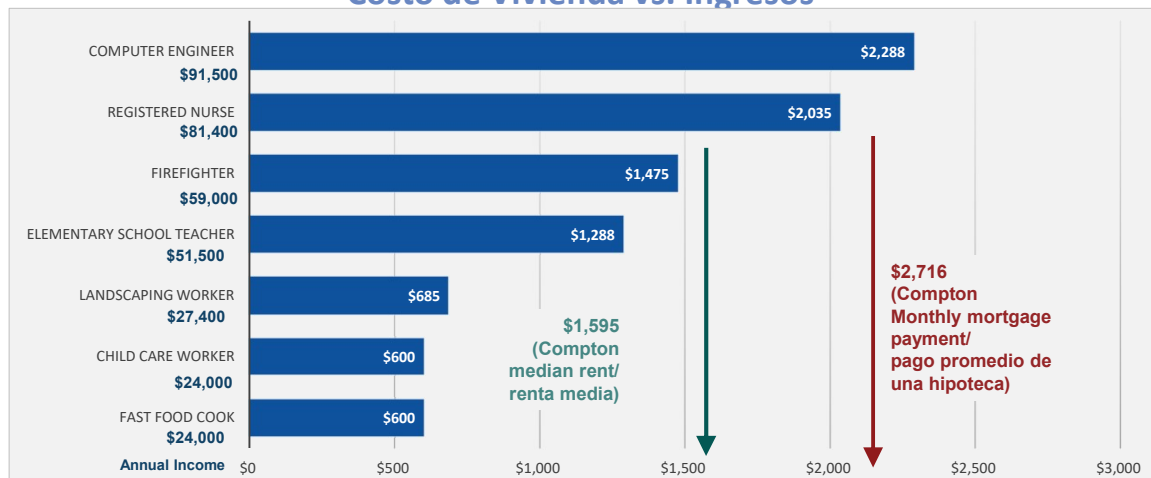
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19

Housing Cost vs. Income

Costo de Vivienda vs. Ingresos



*For a median priced home; Source: Zillow.com mortgage data; Rent Jungle rent trend data November 2022.

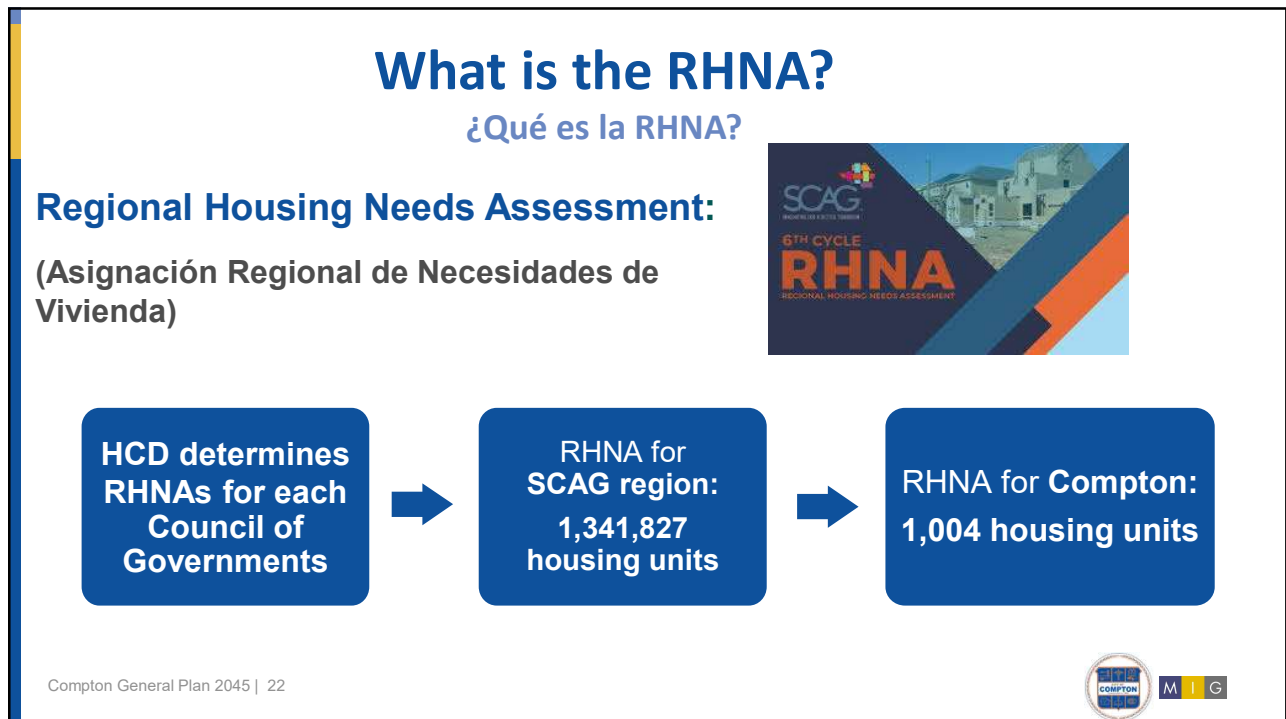
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20



21



22

RHNA by Income Group

RHNA por Grupo de Ingresos

Income Group	% of AMI	Annual Income Range	Compton 2021-2029 RHNA	% of Units
Very Low	0-50%	\$0 - \$38,650	235	23%
Low	51-80%	\$38,651 - \$61,840	121	12%
Moderate	81-120%	\$61,841 - \$92,760	131	13%
Above Moderate	120% +	\$92,760 +	517	51%
Total			1,004	100%

Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)
(not a construction obligation)

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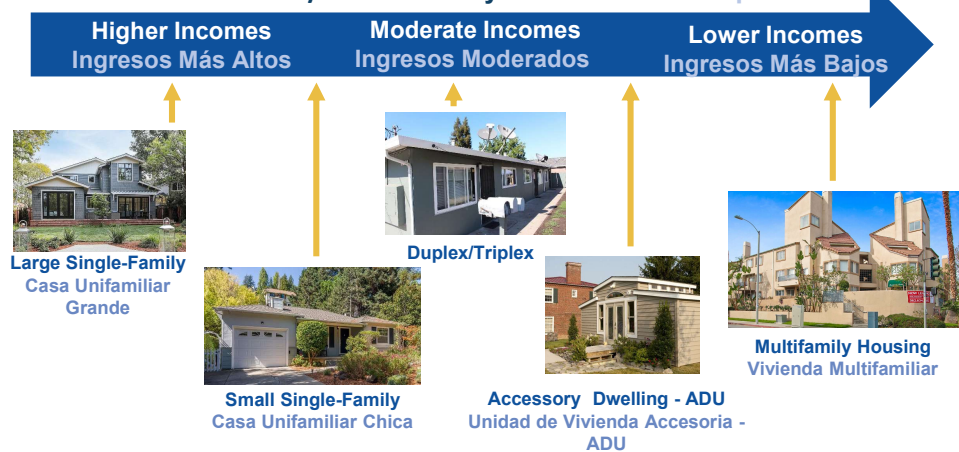


23

How Do We Assign Affordability?

¿Cómo Asignamos el Costo de la Vivienda?

Density = Affordability Densidad = Asequibilidad



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24

Meeting the RHNA

Cumpliendo con la RHNA

- **Approved housing projects**
- **Projects in the development process**
- **Potential sites for new housing**
 - Vacant lots
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)
- **Proyectos residenciales**
- **Proyectos en proceso de aplicación**
- **Sitios potenciales**
 - Lotes vacíos
 - Lotes subutilizados
 - Unidad de vivienda accesoria (ADUs, apartamentos tipo “granny”)

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25



1 Increase Affordable Housing Supply

Require affordable housing units as a percentage of new large residential projects.



2 Accessory Dwelling Units

Actively encourage the development of accessory dwelling units.



3 Housing Assistance

Housing assistance programs for first time homeowners.



4 Homeless Services

Provide more services for homeless population and those at-risk of becoming homeless.



5 Supportive Housing Services

Supportive services to help people with chronic physical and mental health issues maintain stable housing and receive health care.



6 Equal Access to Housing

Address housing discrimination issues.



Expanding Affordable Housing and Housing Services
Ampliación de servicios y viviendas asequibles

Choose your top strategy for expanding housing and services.
 Elija su mejor estrategia para expandir viviendas y servicios.

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26



27

Measuring Residential Density



 Site Area: 12 acres
Units: 240 units

Density: 240 units/ 12 acres
20 du/ac

28

What does density look like?

Ejemplos de Densidad



20
units per acre
unidades por
acre



30
units per acre
unidades por
acre



40
units per acre
unidades por
acre



60
units per acre
unidades por acre

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29

Mixed Use

Edificio de Uso Mixto



Bellflower, Alondra Boulevard



Long Beach, Long Beach Boulevard

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30

RESIDENTIAL DENSITY



The Groves - Bayberry

- Whittier Boulevard
- Townhomes
- 192 residential units
- 18 du/ac

Compton General Plan 2045 | 31



31

RESIDENTIAL DENSITY



Downey Collection

- Downey, CA
- Townhomes
- 46 residential units
- 18 du/ac

Compton General Plan 2045 | 32



32

RESIDENTIAL DENSITY



Amesbury

- Whittier Boulevard
- Townhomes
- 24 du/ac



33

RESIDENTIAL DENSITY



The Residence at Escaya

- Chula Vista, CA
- Walk-Up - Apartments
- 272 residential units
- 30 du/ac



34

RESIDENTIAL DENSITY



Compton General Plan 2045 | 35

Salerno

- Irvine, CA
- Medium Multiplex – Affordable Housing
- 80 residential units
- 32 du/ac



35

RESIDENTIAL DENSITY



Whittier Park Place Apartments

- Whittier Boulevard
- 3-Story Podium Apartments
- 50 residential units
- 39 du/ac



36

RESIDENTIAL DENSITY



Catalina Apartments

- Whittier Boulevard
- 3-Story Partial Wrap Apartments
- 76 residential units
- 40 du/ac



37

RESIDENTIAL DENSITY



Compton General Plan 2045 | 38

Alhambra

- Alhambra, CA
- Townhomes and Podium Flats - Mixed Use
- 88 residential units
- 41 du/ac



38

RESIDENTIAL DENSITY



Compton General Plan 2045 | 39

Jefferson Square

- Los Angeles, CA
- Medium Multiplex – Mixed Use
- 40 residential units
- 55 du/ac



39

RESIDENTIAL DENSITY



Ascent

- San Jose, CA
- Medium Multiplex – Apartments
- 60 du/ac



40

RESIDENTIAL DENSITY



Compton General Plan 2045 | 41

Baker Block

- Santa Ana, CA
- Medium Multiplex - Apartments
- 273 residential units
- 60 du/ac



41

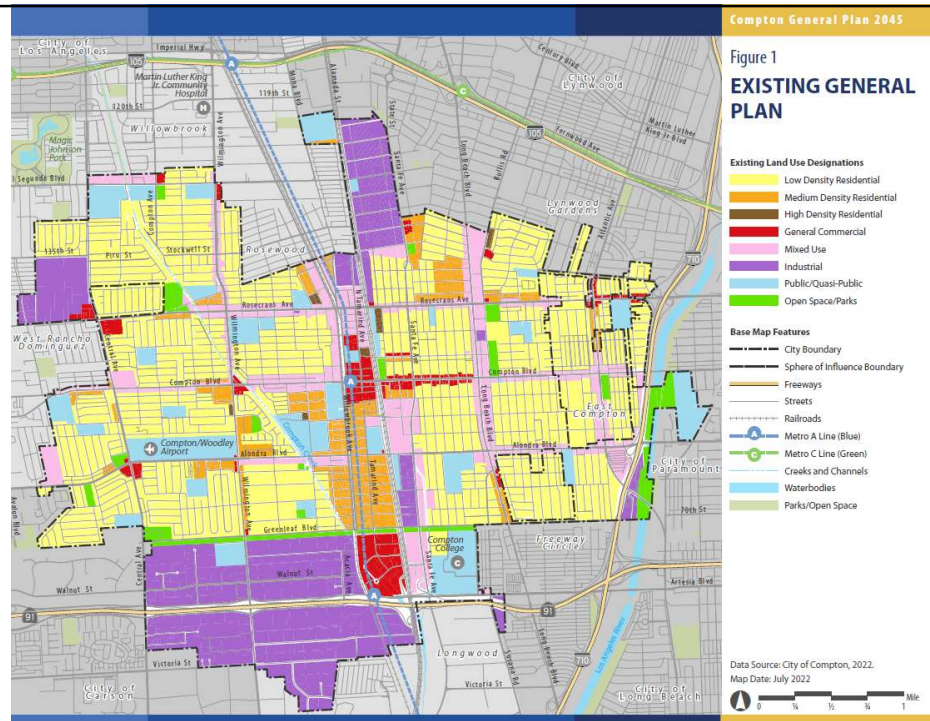
Land Use Element



42

Existing General Plan Land Use

Compton General Plan 2045 | 43



43

Existing General Plan

Existing Land Use Designations

	Low Density Residential (0 to 8.0 du/ac)
	Medium Density Residential (8.1 to 17.0 du/ac)
	High Density Residential (17.1 to 34.0 du/ac)
	General Commercial
	Mixed Use (34.0 du/ac)
	Industrial
	Public/Quasi-Public
	Open Space/Parks

Compton General Plan 2045 | 44



44

Community Benefits Program

Allow for increase in density in exchange for community benefit

- Affordable Housing
- Unit Mix (more 2- and 3-bedroom units)
- Public Open Space and Park Facilities
- Community Facilities

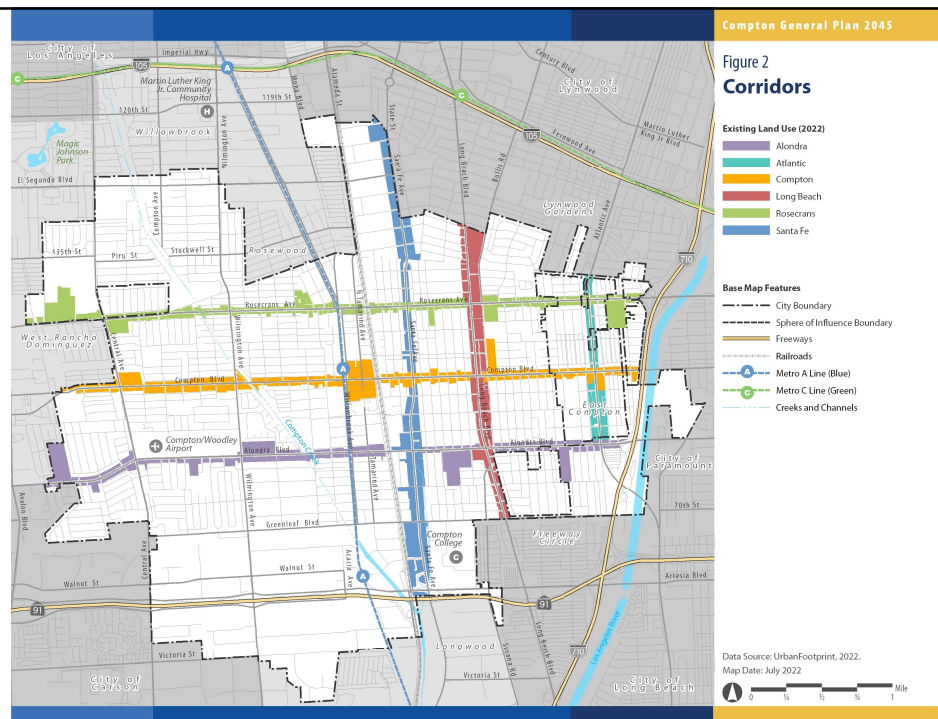
Compton General Plan 2045 | 45



45

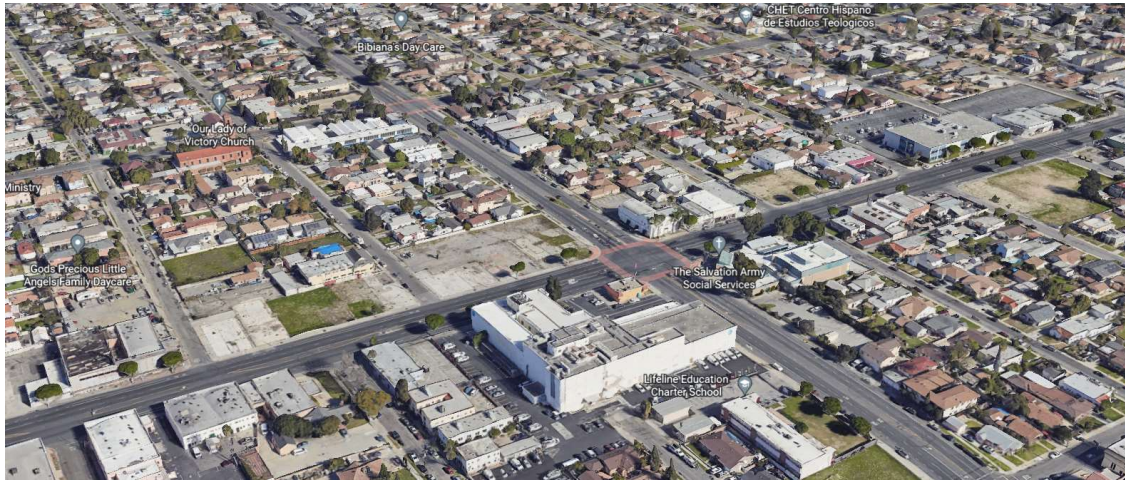
Corridors

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46

Compton Boulevard

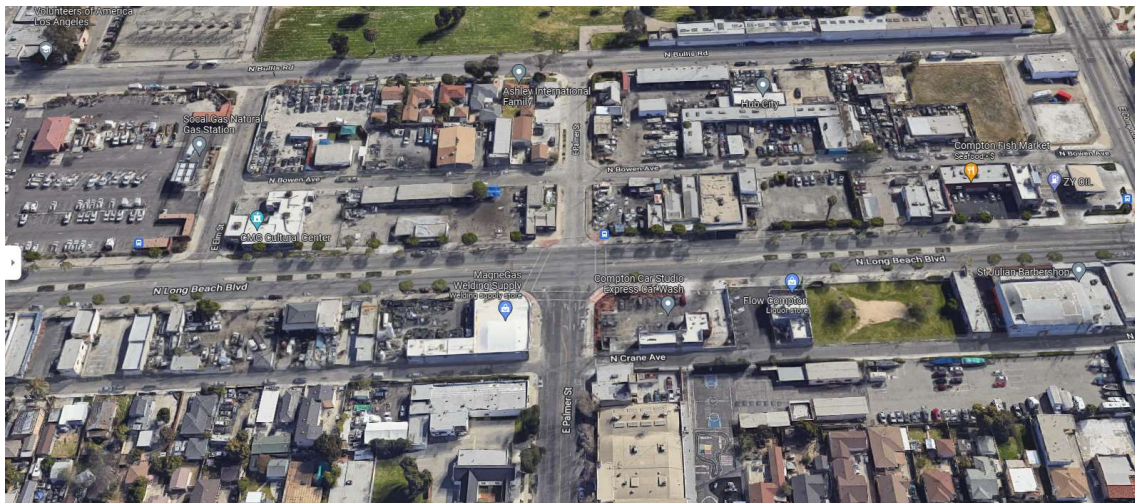


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47

Long Beach Boulevard

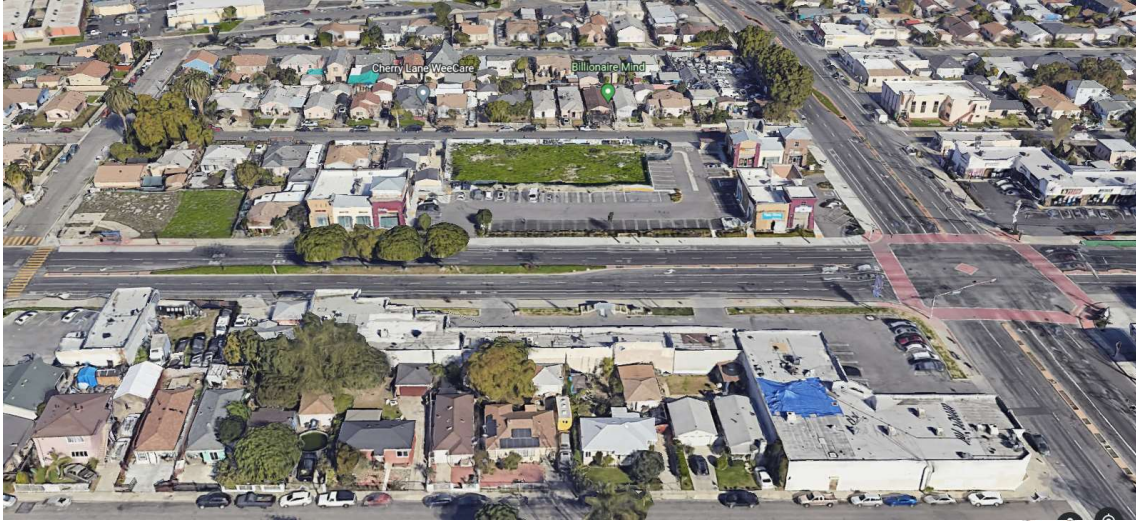


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48

Rosecrans Avenue



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49

Alondra Boulevard



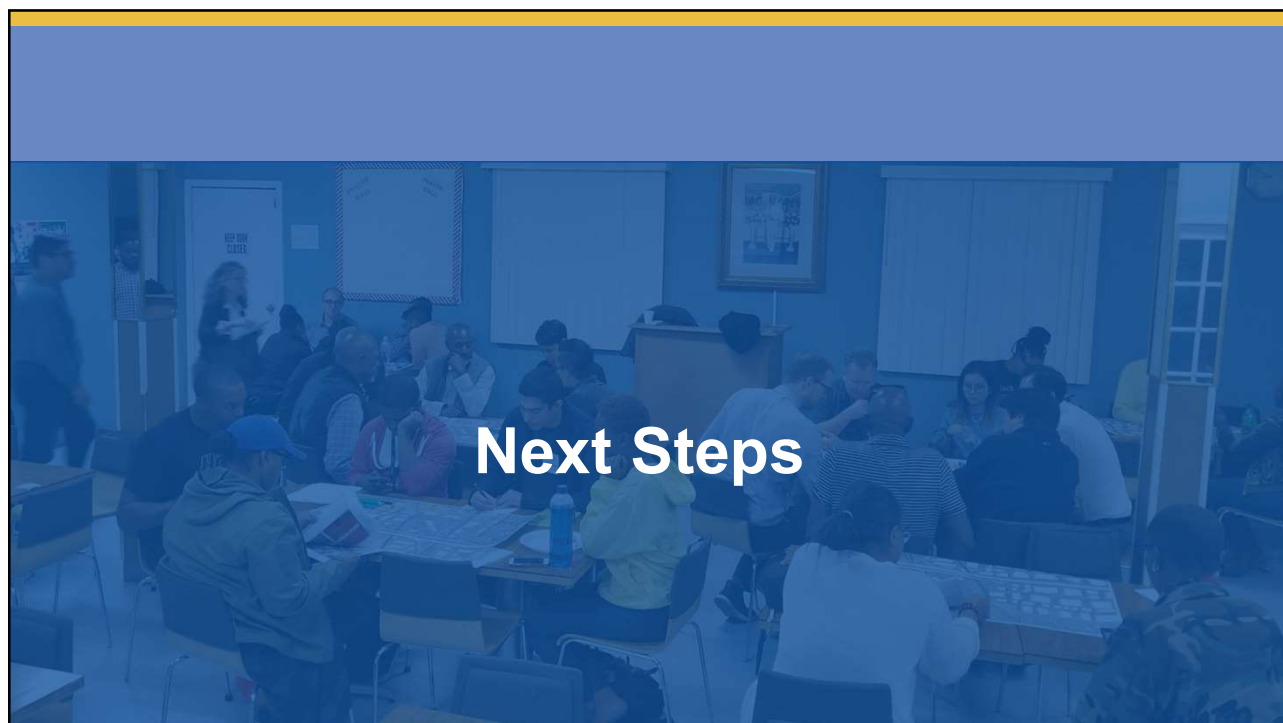
Compton General Plan 2045 | 50



50



51



52

General Plan Schedule

Summer/Winter 2022

Compton Today: Constraints and Opportunities

- Background Reports
- Housing Opportunities
- Vision/Guiding Principles

Winter 2023

Exploring Options for Compton's Future

- Identify areas for potential change
- Land Use/Transportation Options
- Housing Element

Spring/Summer 2023

Preparing a Plan for Compton 2045

- Draft General Plan
- Draft Environmental Impact Report
- Public Review of Documents

Fall/Winter 2023/24

Adopting Compton General Plan 2045

- Planning Commission and City Council Adoption Hearings
- Final Documents

Compton General Plan 2045 | 53



53

Housing Element and Land Use Meetings

- Christmas Parade Booth (December 10, 2022)
- Working Group: Land Use Alternatives (December 15, 2022)
- Planning Commission Study Session (January 11, 2023)
- Community Workshop: Land Use Alternatives (January 12, 2023)
- Working Group - Review Draft Housing Element (March 2023)
- City Council/Planning Commission Study Sessions – Housing Element (March 2023)
- Housing Element due to the State - HCD (April 2023)

Compton General Plan 2045 | 54



54

Compton General Plan 2045 Working Group Meeting #2

December 1, 2022



Compton General Plan Working Group Meeting #3 Summary

Introduction

The third Compton General Plan Working Group meeting took place on Thursday, August 24, 2023, via Zoom. Ten Working Group members, along with City staff, participated in the meeting.

A Working Group meeting was convened to review General Plan Land Use Alternatives and how the Land Use Plan can meet the Housing Element Regional Housing Needs Assessment. The presentation focused on

- Engagement Overview
- Preliminary Draft Land Use Alternatives
- Community Benefits
- Housing Element and Housing Sites
- Next Steps
- Discussion

Summary Comments

The working group members expressed a set of key priorities and recommendations for the improvement and development of the City of Compton. They emphasized the need for a revamped Sheriff's Department with improved response times and a more respectful approach to the community. They advocated for a diverse representation of deputies in the Sheriff's Department, reflecting the diversity of Compton's residents. Additionally, they proposed the

requirement for Sheriff personnel to be Compton residents, suggesting incentives such as increased pay to encourage this. The group also stressed the importance of promoting safe multi-modal transportation options and creating a safer, more walkable city.

Furthermore, they highlighted the significance of preserving and promoting the city's natural resources, such as creeks and water wells, as well as the valuable characteristics of the community. They called for the expansion of quality housing opportunities at different price points and the attraction of businesses offering quality jobs and career opportunities for Compton residents.

Lastly, they recommended better support for local businesses and a focus on serving the existing Compton population when considering new development projects, before addressing the needs of individuals and businesses looking to relocate to Compton.

Appendix:

PowerPoint Presentation

Compton General Plan 2045 Working Group Meeting #3

August 24, 2023



1

Agenda

1. Engagement Overview
2. Preliminary Draft Land Use Alternatives
 1. Revised Land Use Designations
 2. Alternatives
 3. Community Benefits
3. Community Benefits
4. Housing Element and Housing Sites
5. Next Steps
6. Discussion



2



3

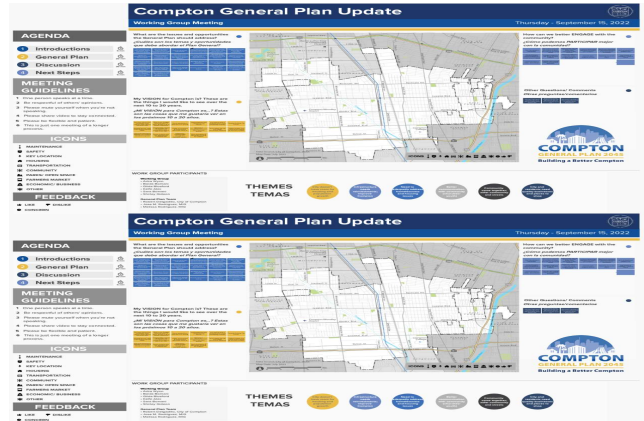
Engagement Overview

1. Working Group Meetings #1 (September 15, 2022)
2. Focus Groups Meetings (November 2022)
3. Working Group Meeting #2 (December 1, 2022)
4. Christmas Parade Pop-Up Booth (December 2022)
5. Compton College Farmer's Market Pop-up Booth (December 2022)
6. Community Survey (Fall 2022 / Winter 2023)
7. Community Workshop (January 2023)

4

Working Group Meeting #1

1. Not enough space for housing; impacts to existing community
2. Local businesses are important
3. More recreation programs, parks, restaurants
4. More funding for homeless
5. Improve education



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5

Working Group Meeting #1

1. More people come together safely (safer streets)
2. More theaters and restaurants
3. City Council that represents the community
4. Reinvest in beautification of the City and focus on infrastructure
5. Higher enforcement of City codes
6. Reinvest in youth before they leave Compton
7. Address homeless, especially youth through emergency and permanent housing

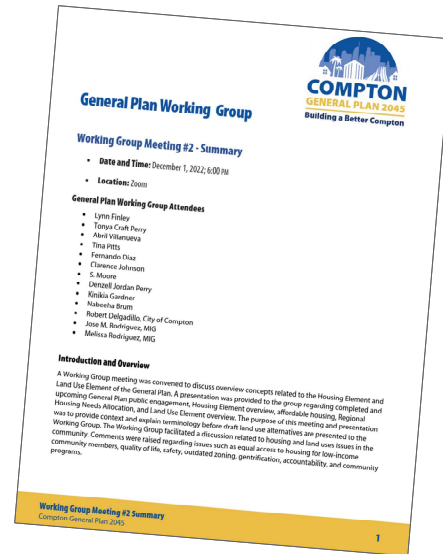
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6

Working Group Meeting #2

1. Lack of affordable housing is a major issue
2. Equal access to housing: low-income, seniors, transitional-aged youth, and vulnerable populations
3. New housing must be contextual and culturally relevant; existing areas are congested
4. New housing prioritize for existing residents



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7

Community Survey

- 382 Responses Collected
- Online Survey
- English and Spanish

ENCUESTA COMUNITARIA
GENERAL DE COMPTON 2045

Complete la ENCUESTA COMUNITARIA
Estamos buscando su aporte. ¡Cuéntanos cómo podemos construir un Compton Mejor en los próximos 20 años!

Accede la encuesta en línea:
www.Compton2045.org
Disponible en Inglés y Español

EQUIPO CALLEJERO DE COMPTON
Los Miembros del Equipo Callejero de Compton estarán visitando centros de actividades clave, negocios y eventos para ayudar a la comunidad en completar la encuesta y hablar sobre el Programa de Actualización del Plan General. Conozca dónde visitarán próximamente en el sitio web del proyecto.

COMMUNITY SURVEY
COMPTON GENERAL PLAN 2045

Complete the COMMUNITY SURVEY
We are looking for your input. Tell us how we can Build a Better Compton over the next 20 years!

Access the survey online:
www.Compton2045.org
Disponible en Inglés y Español

COMPTON STREET TEAM
The Compton Street Team members will be visiting key activity centers, businesses, and events to help the community fill out the survey and talk about the General Plan Update Program. Learn where they will next visit on our project website.

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8

Community Survey

What key issues should the City address over the next 20 years?

- **61%:** Improve basic services, clean streets/sidewalks
- **47%:** Improve streets, sidewalks, and trails along Compton Creek
- **38%:** Reduce crime and improve public safety (safe places for families to go)
- **32%:** Address street takeovers
- **31%:** Expand recreation and community programs

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9

Community Survey

What community values are most important to you?

- **42%:** Diverse employment opportunities
- **42%:** Accessible and transparent government
- **40%:** Taking actions to address climate change
- **38%:** Access to safe open space, parks, and trails
- **35%:** Equitable distribution of City services
- **27%:** Housing for all people

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10

Community Survey

What type of housing do you think Compton needs more of?

- **38%:** Motels converted to affordable housing
- **37%:** Affordable housing options to **Rent**
- **33%:** More accessory dwelling units
- **32%:** More duplexes (two units)
- **32%:** Mixed use developed with housing & commercial
- **32%:** Housing along corridors
- **30%:** Townhomes
- **29%:** Affordable housing options to **Buy**

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11

Community Workshop

1. January 12, 2023
2. Dollarhide Community Center
3. 30+ attendees
4. Purpose
 - Update Overview
 - Review Focus Areas
 - Draft Guiding Principles
 - Challenges & Opportunities



Compton General Plan 2045 | 12



12



13

What Topics Are We Covering Today?



Housing



Land Use



Mobility



**Parks, Arts,
& Culture**



**Infrastructure
& Facilities**



**Businesses,
& Economic
Development**



**Climate
Adaptation,
Safety, &
Noise**



**Environmental
Justice**

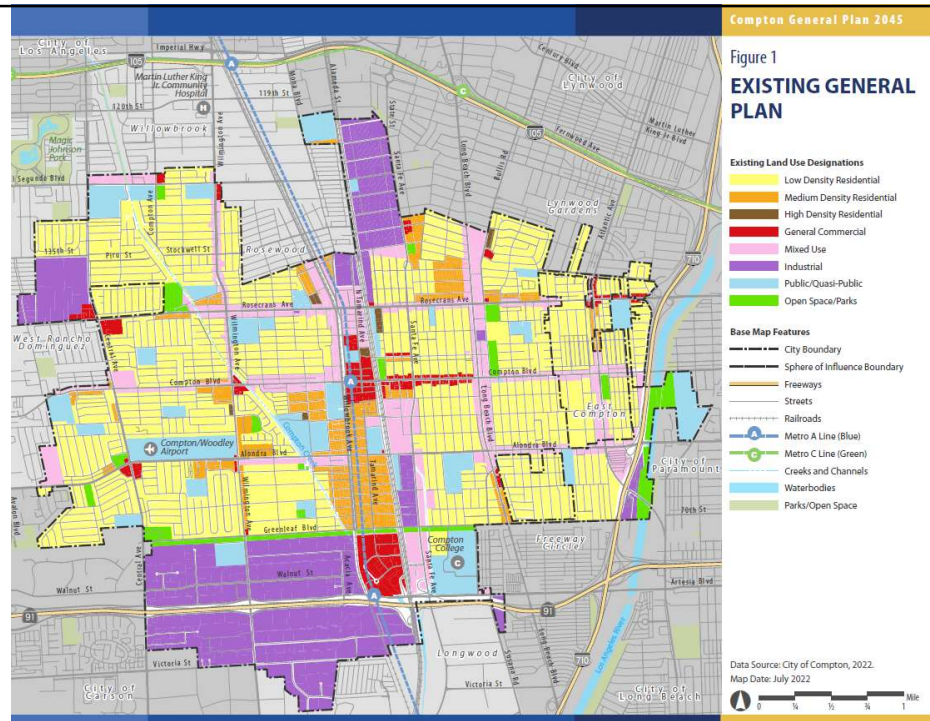
Compton General Plan 2045 | 14



14

Existing General Plan Land Use

Compton General Plan 2045 | 15



15

Existing General Plan

Existing Land Use Designations

	Low Density Residential (0 to 8.0 du/ac)
	Medium Density Residential (8.1 to 17.0 du/ac)
	High Density Residential (17.1 to 34.0 du/ac)
	General Commercial
	Mixed Use (34.0 du/ac)
	Industrial
	Public/Quasi-Public
	Open Space/Parks

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16

Measuring Residential Density



17

Measuring Residential Density



Site Area: 12 acres
Units: 240 units

Density: 240 units/ 12 acres
20 du/ac

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18

Mixed Use

Edificio de Uso Mixto



Bellflower, Alondra Boulevard



Long Beach, Long Beach Boulevard

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19

What does density look like?

Ejemplos de Densidad



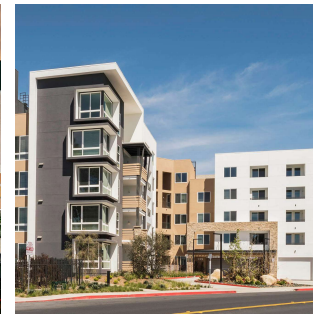
20
units per acre
unidades por
acre



30
units per acre
unidades por
acre



40
units per acre
unidades por
acre



60
units per acre
unidades por
acre

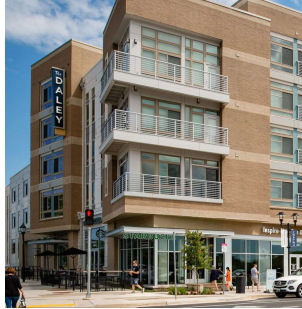
Compton General Plan 2045 | 20



20

What does density look like?

Ejemplos de Densidad



70
units per acre
unidades por
acre



80
units per acre
unidades por
acre



90
units per acre
unidades por
acre



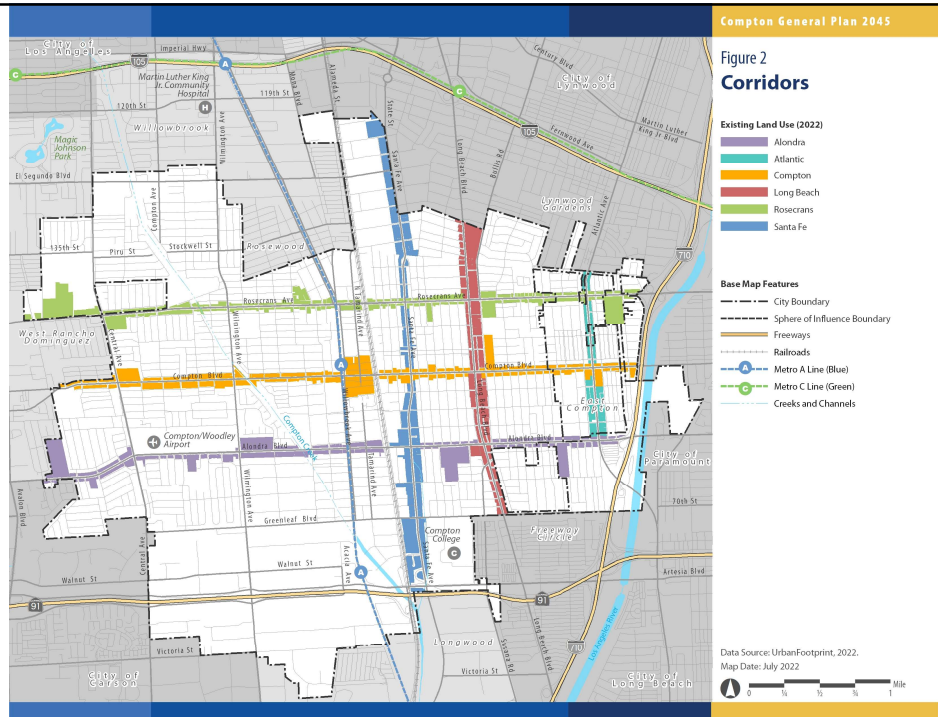
100+
units per acre
unidades por acre

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21

Corridors



Compton General Plan 2045 | 22

22

Compton Downtown Specific Plan

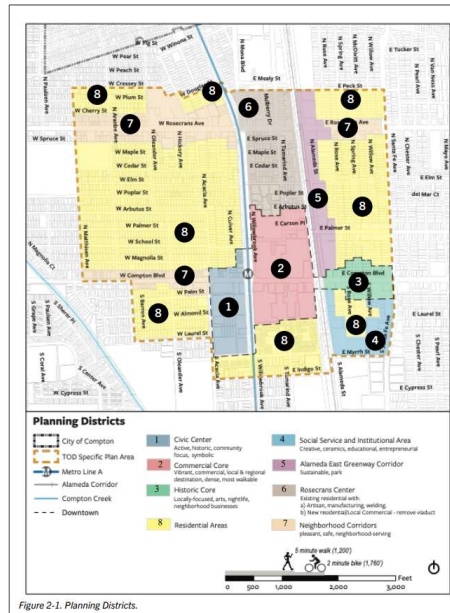


Figure 2-1. Planning Districts.



Figure 2-2. Land Use Growth Projections.

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23

Land Use Alternatives

Existing General Plan Land Use (DO NOTHING)

- No changes to Existing Land Use Map

Alternative 1 Existing General Plan

- Focuses on Existing Land Use Plan
- Maintains 1 Mixed Use
- Compton Station SP integrated
- Does not Meet Housing Numbers

Alternative 2 Moderate Growth

- Slight increases to residential
- 3 New Mixed- Use Districts (Neighborhood, Community, and Transit Priority)
- Added Community Benefits
- Neighborhood Commercial and Light Industrial

Alternative 3 High Growth

- Builds off Alternative 2 but with Higher Densities

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24

Compton General Plan - Proposed Land Use Designations			
Existing General Plan (1991)	Alt 1 (No Change)	Revised ALT 2 (RHNA Opportunities)	Revised ALT 3 (Higher Land Utilization)
Low Density Residential <8.0 du/ac	Low Density Residential 4.1-8 du/ac	Low Density Residential 4.0-12 du/ac	Low Density Residential 4.0-12 du/ac
Medium Density Residential 8.1-17.0 du/ac	Medium Density Residential 8.1-17 du/ac	Medium Density Residential 12.1-25 du/ac	Medium Density Residential 12.1-30 du/ac
High Density Residential 17.1-34.0 du/ac	High Density Residential 17.1-34 du/ac	High Density Residential 25.1-40 du/ac	High Density Residential 30.1-50 du/ac
General Commercial (1.0 FAR)	Commercial (1.0 FAR)	Neighborhood Commercial	Neighborhood Commercial
Mixed Use Commercial 34.0 du/ac	Mixed Use 20-34 du/ac	Community Commercial	Community Commercial
		Neighborhood Mixed Use 25-40 du/ac	Neighborhood Mixed Use 35-50 du/ac
		Community Mixed Use 35-45 du/ac (up to 55 with Community Benefits)	Community Mixed Use 45-60 du/ac (up to 75 with Community Benefits)
Industrial (0.5 FAR)	Industrial (0.5 FAR)	Transit Priority Mixed Use 60-80 du/ac (up to 95 with Community Benefits)	Transit Priority Mixed Use 75-100 du/ac (up to 125 with Community Benefits)
Public/ Quasi-Public (1.0 FAR)	Public/ Quasi-Public	Industrial - Light (Buffer)	Industrial - Light (Buffer)
		Public/ Quasi-Public	Public/ Quasi-Public
Open Space/ Parks (0.1 FAR)	Open Space	Airport	Airport
Compton Station Specific Plan	Compton Station Specific Plan (CSSP) Overlay Overlay applies to areas of the CSSP where new designations have been applied. This includes the Residential Urban, Neighborhood Corridor, Downtown Core, Downtown Transition, and Urban Flexible designations. The overlay is applied over the underlying base designation/zoning to provide another layer of regulation. If the CSSP overlay is applied, a property owner can choose to develop under the base designation or under the proposed specific plan overlay zone.	Reserved for the Compton/Woodley Airport property. Any future development of the site will require a specific plan.	Reserved for the Compton/Woodley Airport property. Any future development of the site will require a specific plan.
		Open Space	Open Space
		CSSP - MU 1 (40 - 80 du/ac) Includes areas/districts/parcels where MU densities can range from a max of 60 du/ac to a max of 80 du/ac. Includes the Residential Urban, Neighborhood Corridor designations.	CSSP - MU 1 (40 - 80 du/ac) Includes areas/districts/parcels where MU densities can range from a max of 60 du/ac to a max of 80 du/ac. Includes the Residential Urban, Neighborhood Corridor designations.
		CSSP - MU 2 (50 - 100 du/ac) Applies to non civic uses in the Historic Core. Includes the Urban Flexible and Downtown Transition designations.	CSSP - MU 2 (50 - 100 du/ac) Applies to non civic uses in the Historic Core. Includes the Urban Flexible and Downtown Transition designations.
		CSSP - TOD (100 - 175 du/ac) Applies to non civic uses in the Civic Center and Downtown Core. Includes the Downtown Core designation.	CSSP - TOD (100 - 175 du/ac) Applies to non civic uses in the Civic Center and Downtown Core. Includes the Downtown Core designation.

25

Alternative 1 Draft Land Use Designations

Existing Land Use Designations

- Low Density Residential (0 to 8.0 du/ac)
- Medium Density Residential (8.1 to 17.0 du/ac)
- High Density Residential (17.1 to 34.0 du/ac)
- General Commercial
- Mixed Use (20 to 34.0 du/ac)
- Industrial
- Public/Quasi-Public
- Open Space/Parks




Compton General Plan 2045 | 26





26

Alternative 2 Draft Land Use Designations


RESIDENTIAL

-  Low Density Residential (4.0 to 12.0 du/ac)
-  Medium Density Residential (12.1 to 25.0 du/ac)
-  High Density Residential (25.1 to 40.0 du/ac)

COMMERCIAL

- new**  Neighborhood Commercial
-  Community Commercial




MIXED USE

- new**  Neighborhood Mixed Use (25-40 du/ac)
- new**  Community Mixed Use (35-45 du/ac + CB 55 du/ac)
- new**  Transit Priority Mixed Use (60-80 du/ac + CB 95 du/ac)




INDUSTRIAL

- new**  Light Industrial (Buffer)
-  Industrial






PUBLIC/OPEN SPACE

-  Public/Quasi-Public
- new**  Airport
-  Open Space

COMPTON STATION SPECIFIC PLAN (SP)

-  CSSP - Mixed Use 1 (40-80 du/ac)
-  CSSP - Mixed Use 2 (50-100 du/ac)
-  CSSP - TOD (100-175 du/ac)

WATER/ROW

-  ROW - Roadway
-  ROW - Rail
-  Utility Corridor
-  Water Features
-  Compton Station SP Boundary




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27

Alternative 3 Draft Land Use Designations




RESIDENTIAL

-  Low Density Residential (4.0 to 12.0 du/ac)
-  Medium Density Residential (12.1 to 30.0 du/ac)
-  High Density Residential (25.1 to 50.0 du/ac)

COMMERCIAL

- new**  Neighborhood Commercial
-  Community Commercial

MIXED USE

- new**  Neighborhood Mixed Use (25-50 du/ac)
- new**  Community Mixed Use (45-60 du/ac + CB 75 du/ac)
- new**  Transit Priority Mixed Use (75-100 du/ac + CB 125 du/ac)




INDUSTRIAL

- new**  Light Industrial (Buffer)
-  Industrial






PUBLIC/OPEN SPACE

-  Public/Quasi-Public
- new**  Airport
-  Open Space

COMPTON STATION SPECIFIC PLAN (SP)

-  CSSP - Mixed Use 1 (40-80 du/ac)
-  CSSP - Mixed Use 2 (50-100 du/ac)
-  CSSP - TOD (100-175 du/ac)

WATER/ROW

-  ROW - Roadway
-  ROW - Rail
-  Utility Corridor
-  Water Features
-  Compton Station SP Boundary

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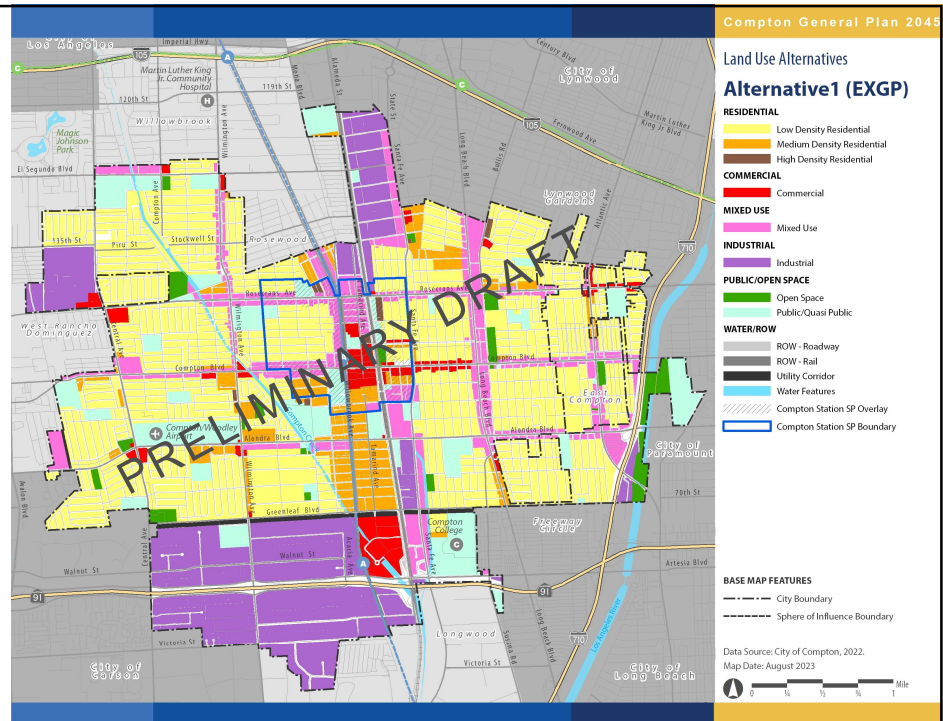


28

Land Use Alternative 1:

Existing General Plan

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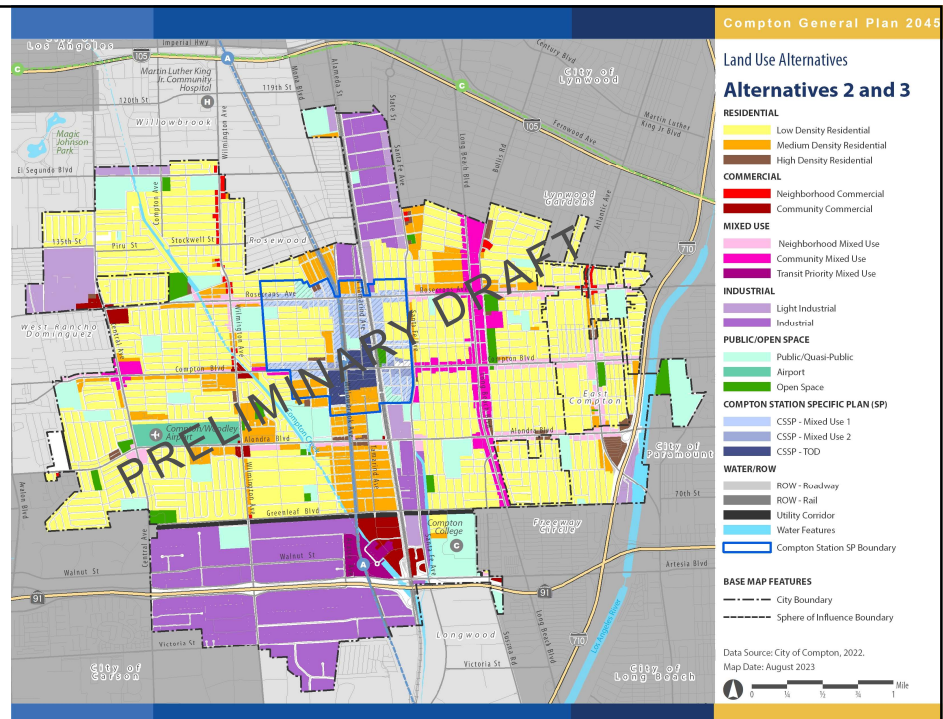


29

Land Use Alternative 2 and 3:

Corridor Growth

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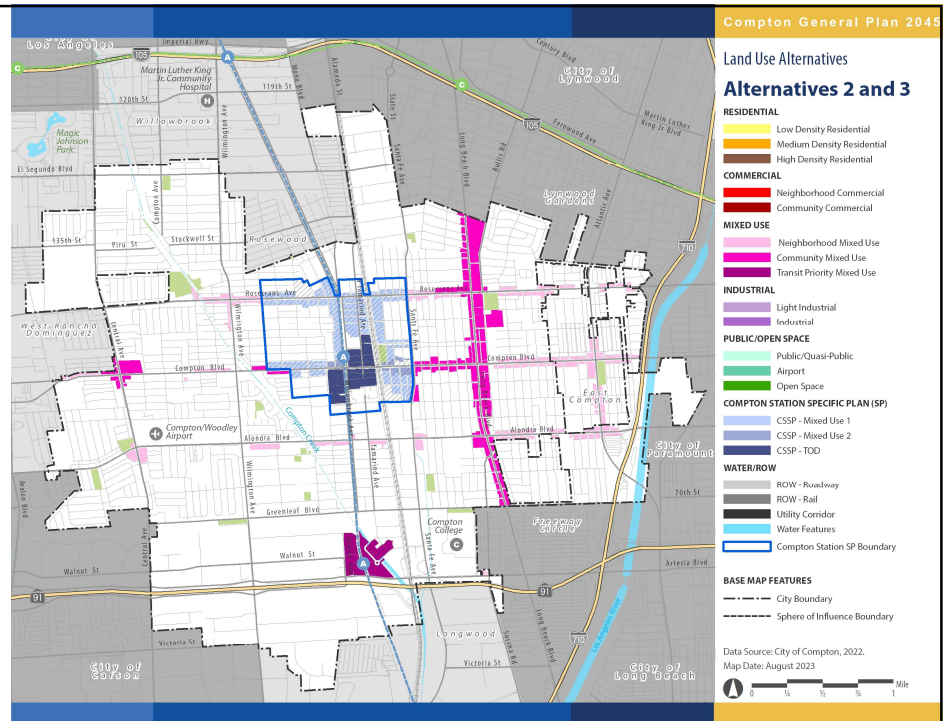


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Land Use Alternative 2 and 3:

Corridor Growth and Downtown

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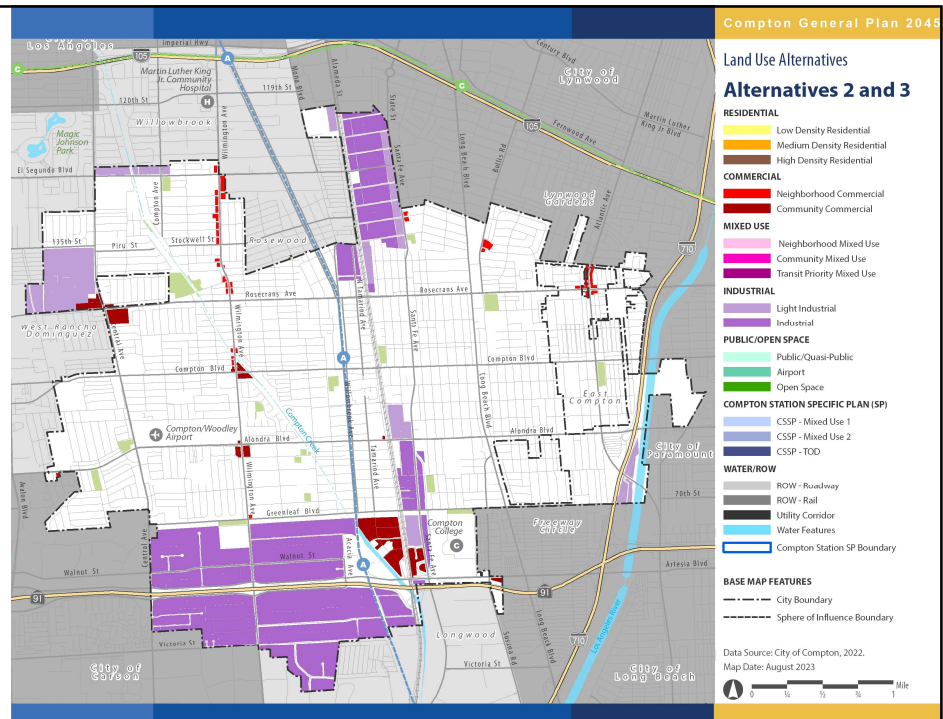


31

Land Use Alternative 2 and 3:

Reducing Impacts

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32






33

Community Benefits Program

A community benefits programs is a tool used by many cities to allow additional development intensity for projects that voluntarily provide **public amenities, physical improvements, or project features** beyond minimum requirements.




ALTERNATIVE 2

MIXED USE

	Neighborhood Mixed Use	(25-40 du/ac)
	Community Mixed Use	(35-45 du/ac + Community Benefits: 55 du/ac)
	Transit Priority Mixed Use	(60-80 du/ac + Community Benefits: 95 du/ac)

ALTERNATIVE 3

MIXED USE

	Neighborhood Mixed Use	(25-50 du/ac)
	Community Mixed Use	(45-60 du/ac + Community Benefits: 75 du/ac)
	Transit Priority Mixed Use	(75-100 du/ac + Community Benefits: 125 du/ac)

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34

Community Benefits Program



Defining the Community Benefits for Compton

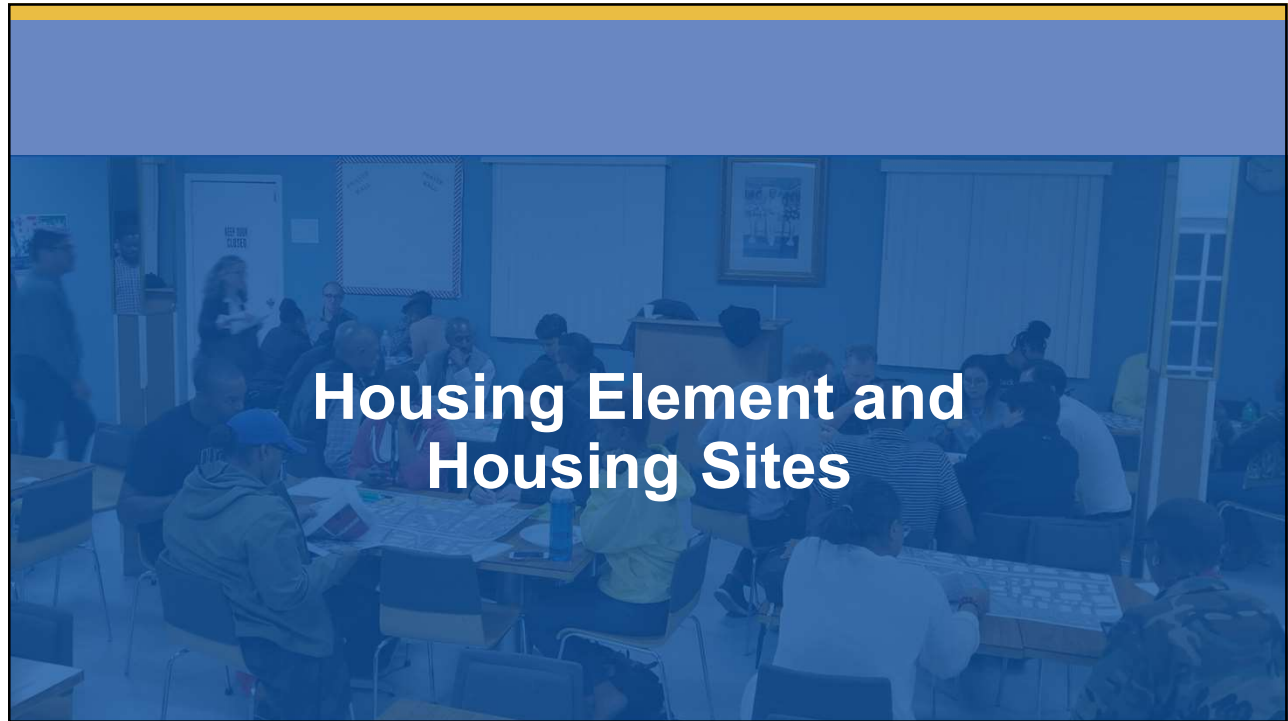


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35

Housing Element and Housing Sites



36

What is the RHNA?

¿Qué es la RHNA?

Regional Housing Needs Assessment:

(Asignación Regional de Necesidades de Vivienda)



HCD determines
RHNA for each
Council of
Governments



RHNA for
SCAG region:
1,341,827
housing units



RHNA for Compton:
1,004 housing units

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37

RHNA by Income Group

RHNA por Grupo de Ingresos

Income Group	% of AMI	Annual Income Range	Compton 2021-2029 RHNA	% of Units
Very Low	0-50%	\$0 - \$38,650	235	23%
Low	51-80%	\$38,651 - \$61,840	121	12%
Moderate	81-120%	\$61,841 - \$92,760	131	13%
Above Moderate	120% +	\$92,760 +	517	51%
Total			1,004	100%

Goals for accommodating new housing need through
comprehensive land use policies and planning (zoning)
(not a construction obligation)

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38

How Do We Assign Affordability?

¿Cómo Asignamos el Costo de la Vivienda?

Density = Affordability Densidad = Asequibilidad



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39

Meeting the RHNA

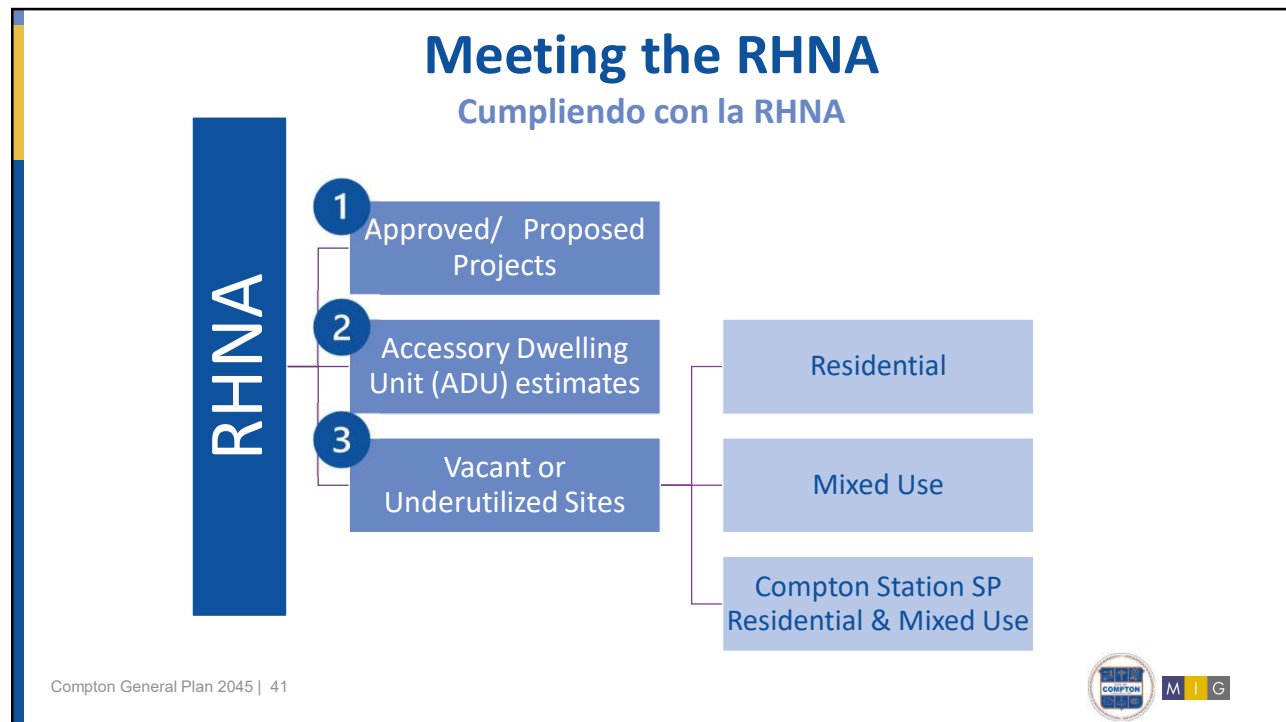
Cumpliendo con la RHNA

- **Approved housing projects**
- **Projects in the development process**
- **Potential sites for new housing**
 - Vacant lots
 - Underutilized sites that could redevelop
 - Accessory dwelling units (“granny flats”)
- **Proyectos residenciales**
- **Proyectos en proceso de aplicación**
- **Sitios potenciales**
 - Lotes vacíos
 - Lotes subutilizados
 - Unidad de vivienda accesoria (ADUs, apartamentos tipo “granny”)

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40



41

RHNA Sites by Land Use Alternatives

Sitios RHNA por Alternativos de Uso de Terrenos

Income Group	% of AMI	Approved/ Proposed Projects*	Estimated ADU Construction*	Alt. 1 Sites*	Alt. 2 Sites*	Alt. 3 Sites*
Very Low	0-50%	37	22	218	845	1059
Low	51-80%	105	40	1	64	292
Moderate	81-120%	11	2	188	260	46
Above Moderate	120% +	430	26	112	431	529
Total		583	90	519	1,600	1,926

* # of Housing Units

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42

Can We Meet the RHNA?

¿Podemos cumplir con el RHNA?

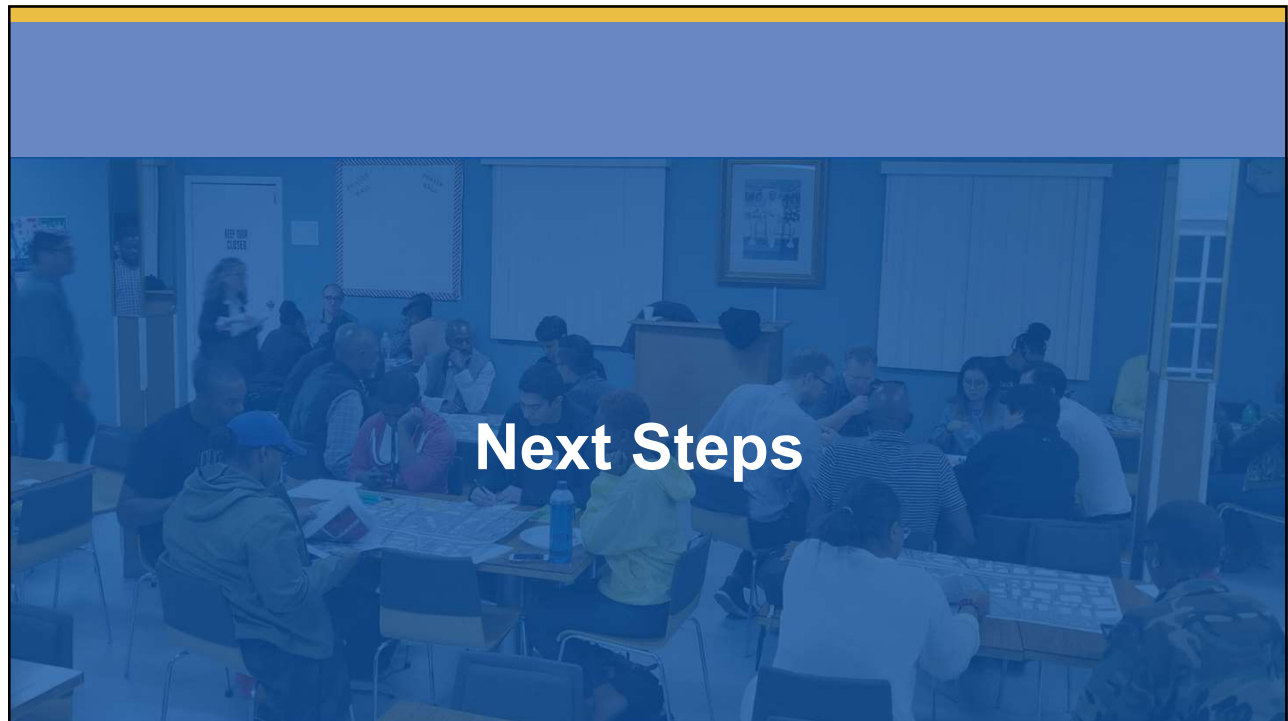
Income Group	% of AMI	Alt. 1 Sites*	Alt. 2 Sites*	Alt. 3 Sites*
Very Low	0-50%	-240	-387	-601
Low	51-80%	+15	-78	-306
Moderate	81-120%	+80	-152	+12
Above Moderate	120% +	+333	-652	-750
Total		+188	-1,269	-1,595

* # of Housing Units Above (+) or Below (-) the RHNA

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43



44

Housing Element Update Process Schedule

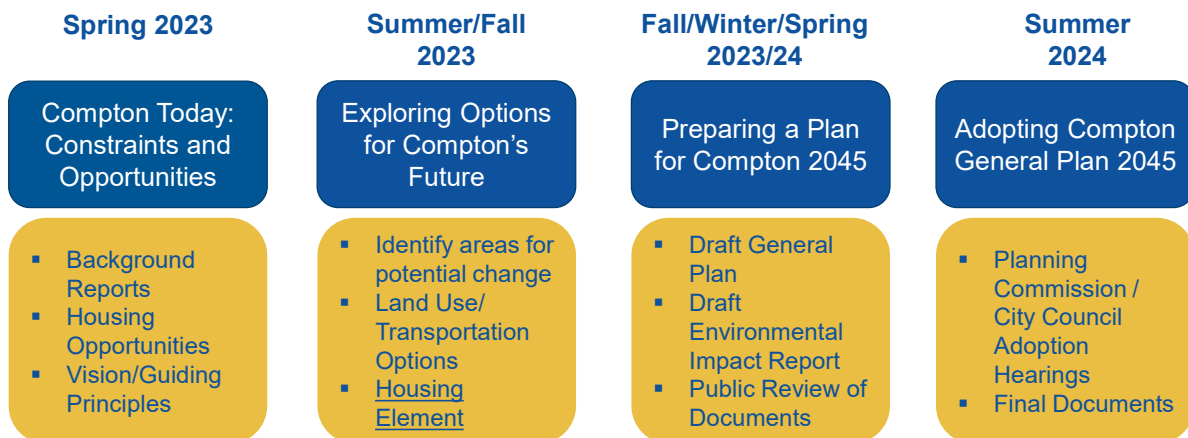


Compton General Plan 2045 | 45



45

General Plan Schedule



Compton General Plan 2045 | 46



46



47

Compton General Plan 2045 Working Group Meeting #3

August 24, 2023



48