

Compton General Plan 2045 Focused Zoning Amendment Workshop

October 22, 2025



Agenda

1. Introduction
2. General Plan Overview
3. Public Review Draft General Plan
4. Public Review Draft 2021-2029 Housing Element
5. Focused Zoning Code Amendments
6. Next Steps
7. Questions and Answers



Introduction

1. Update of General Plan
2. Update of Housing Element
3. Amend Zoning Code and Zoning Map

www.compton2045.org

The screenshot shows the homepage of the Compton General Plan 2045 website. The header includes the site logo, navigation links (SCHEDULE, EVENTS CALENDAR, CONTACT US, CITY OF COMPTON), a language toggle (ESPAÑOL), and a search bar. The main content area features a 'Latest News' sidebar with a 'ZONING WORKSHOP' announcement and a 'COMPTON GENERAL PLAN 2045 DRAFT EIR NOW AVAILABLE' notice. The central banner reads 'Welcome' and encourages public participation. Below the banner are three action buttons: 'Get Involved', 'Documents', and 'Share Your Ideas', each with a 'LEARN MORE' link. The footer contains links for Privacy Policy, Accessibility, and Contact Us, along with social media icons.

COMPTON
GENERAL PLAN 2045
Building a Better Compton

SCHEDULE | EVENTS CALENDAR | CONTACT US | CITY OF COMPTON | ESPAÑOL

Search for...

ABOUT THE PLAN | FAQ | SIGN UP FOR UPDATES | ZONING AMENDMENT

Latest News SEE ALL

ZONING WORKSHOP
Join us for a Community Workshop on **October 22, 2025, 6-7:30 p.m.** at the Dollarhide Community Center. The City will review proposed Zoning Code and Map changes that could expand allowable property uses. Learn more and get your questions answered.

COMPTON GENERAL PLAN 2045 DRAFT EIR NOW AVAILABLE
The Draft Environmental Impact Report is available for public review from July 23 to Sept. 8, 2025. Submit comments by 5:00 p.m. on Sept. 8 to jlarkin@comptoncity.org or mail to 205 S. Willowbrook Ave, Compton, CA 90220. Click here for document viewing locations or to see the document online.

Welcome
You represent the future of Compton. Join your neighbors and Compton businesses in sharing your ideas on Building a Better Compton. From new homes and businesses to improved parks and increased mobility, the Compton General Plan 2045 update program will shape how our city might change over the next 20 years. We look forward to hearing from you!

Get Involved LEARN MORE

Documents LEARN MORE

Share Your Ideas LEARN MORE

Privacy Policy | Accessibility | Contact Us

The screenshot shows the 'DOCUMENTS' page of the Compton General Plan 2045 website. The page lists several key documents for public review, including the Program Environmental Impact Report (Public Review Draft), various EIR appendices (A through F), the Public Review Draft General Plan, and the Public Review Draft Housing Element. Each document is accompanied by a 'LEARN MORE' link. The page also features a collage of community photos and the Compton General Plan 2045 logo.

DOCUMENTS

Program Environmental Impact Report (Public Review Draft)
[Public Review Draft Environmental Impact Report \(EIR\)](#)
[EIR Appendix A: Notice of Preparation and NOP Comment Letters](#)
[EIR Appendix B: Draft Compton 2045 General Plan](#)
[EIR Appendix C: Compton General Plan Technical Report](#)
[EIR Appendix D: Air Quality, Energy, and GHG Analysis Data; Appendix E: Noise Analysis Data; and Appendix F: Traffic Impact Analysis](#)

Public Review Draft General Plan
[Public Review Draft General Plan \(pdf\)](#)

Public Review Draft Housing Element
Sixth Draft: [February 2025: Fifth Round of Revisions \(blue highlight\) - Public Review Draft 2021-2029 \(6th Cycle\) Housing Element \(pdf\)](#)



General Plan Overview

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

What Topics Are Covered?



Land Use ,
& Urban Design,
Historic



Housing



Mobility



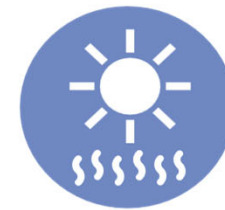
**Parks, Arts,
& Culture**



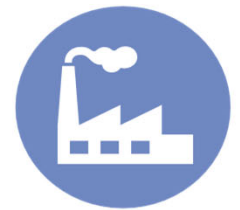
**Infrastructure
& Facilities**



**Businesses ,
& Economic
Development**



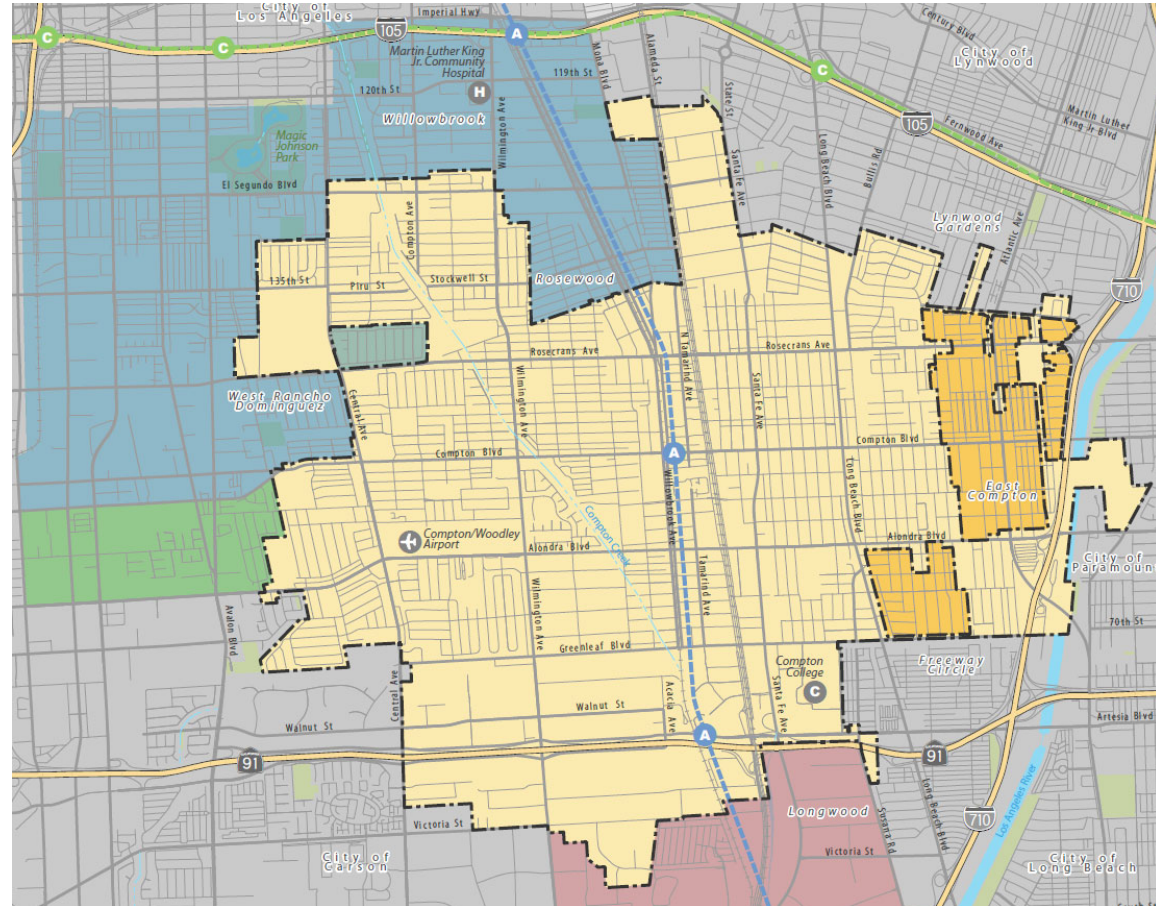
**Climate
Adaptation ,
Safety, &
Noise**



**Environmental
Justice**

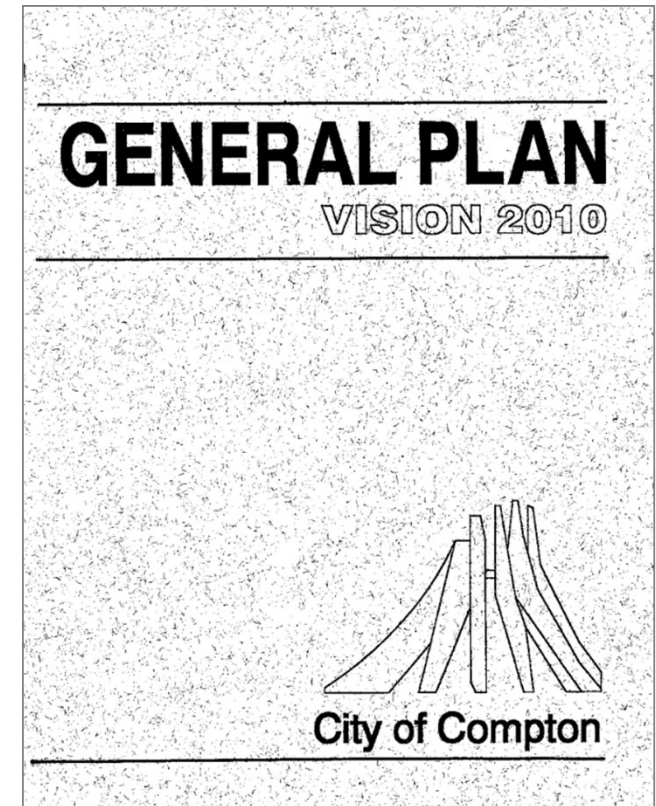
Planning Area

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



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**

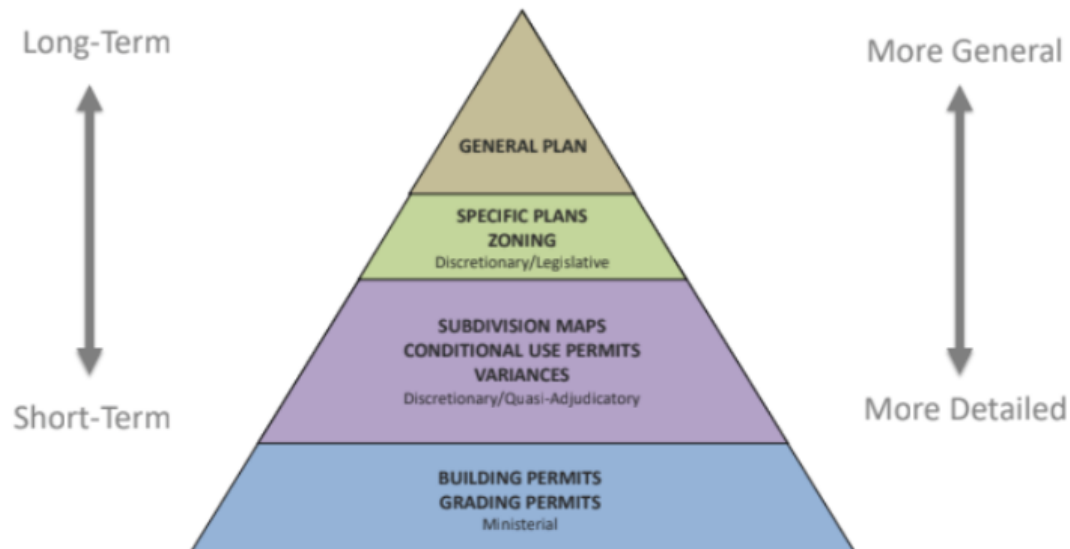


Why Update?

- 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

General Plan, Specific Plan, and Zoning

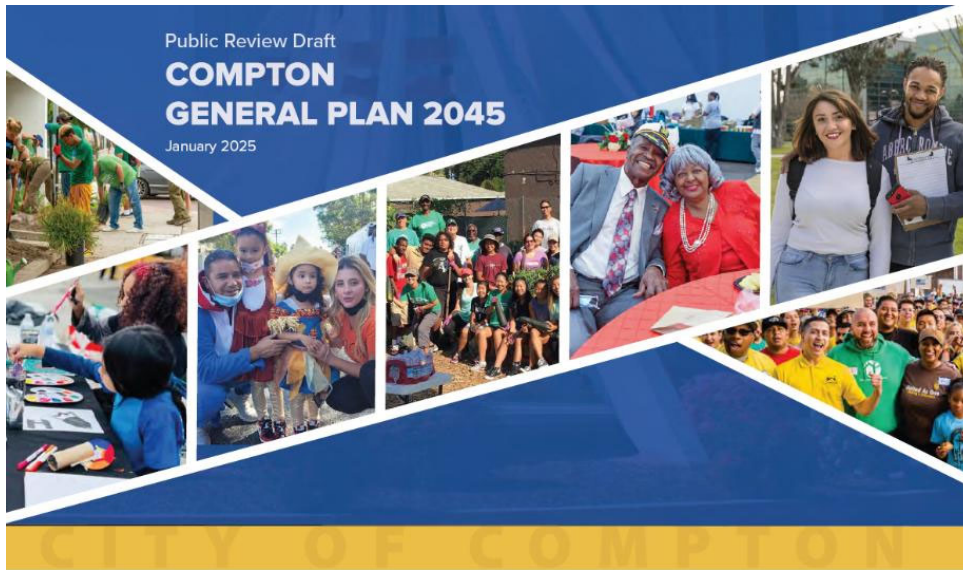
Land Use Planning Hierarchy



A photograph of a public meeting in a community room. Numerous people are seated at long wooden tables, looking at and discussing large-scale maps or plans spread out on the tables. The room has blue walls, white blinds on the windows, and a white door with a 'KEEP DOOR CLOSED' sign. Two whiteboards with red borders are mounted on the wall, each labeled 'PRAYER WALL'. A framed picture hangs on the wall. The scene is active, with people engaged in conversation and reviewing documents.

Public Review Draft General Plan

Public Review Draft General Plan



Acknowledgements

We extend our heartfelt gratitude to the elected leaders and community members whose valuable input and perspectives helped shape this General Plan. Your participation in meetings, surveys, and discussions has been instrumental in creating a plan that reflects our shared vision for the future. This document is a testament to the power of collaboration and the dedication of a community working together toward building a better Compton. Thank you for your time and insights.

City Council

Mayor - Emma Sharif
District 1 - Deldre Duhart
District 2 - Andre Spicer
District 3 - Jonathan Bowers
District 4 - Lillie Darden

Planning Commission

Mona Jones
Diego Ramirez
Mark Smith
Juanita Green-Wright
Cecil Jay Odeja III

Elected Officials

Eric Perrodin, City Attorney
Vernell McDaniel, City Clerk
Brandon Mims, City Treasurer

City Staff

Cecil Flournoy, Director Community Development
Robert Delgadillo, Senior Planner
Jessica Larkin, Senior Planner
Trinidad Bravo, Planning Technician

Willie A. Hopkins, City Manager
Triphenia Simmons, Assistant City Manager
Sharon Rahban, City Controller
Jose Garfias, Water Department General Manager
Bryan Spragg, Director of Recreation
Donald Grady, Human Resources Director
Ron Simpson, Fire Chief

Consultants

MIG; General Plan
Veronica Tam & Associates; Housing Element
Iteris; Mobility and Traffic
The Natelson Dale Group; Economics

Table of Contents

- Chapter 1: Our Vision, Our Plan
- Chapter 2: Land Use Element
- Chapter 3: Our Mobility Element
- Chapter 4: Housing Element
- Chapter 5: Economic Development Element
- Chapter 6: Urban Systems Element
- Chapter 7: Environmental Justice Element
- Chapter 8: Community Services, Open Space, and Natural Resources Element
- Chapter 9: Public Safety Element
- Chapter 10: Our Historic Resources Element

Our Vision, Our Plan

Chapter 1

General Plan 2045 Introduction: Our Vision, Our Plan

Introduction

Planning for Compton's future begins with this General Plan. Every 20 to 25 years, the community collectively assesses how we are making progress toward previous broad-based goals and what adjustments we need to make in response to technological, economic, and cultural changes. The Compton General Plan articulates the shared community vision for long-term growth and change in our community and guides decision-making by establishing the "ground rules" for the design and development of new projects, conservation of resources, economic development, furthering environmental justice, mobility and infrastructure improvements, expansion of public services and community amenities. Through text, maps and images, this General Plan directs how Compton will look, and how residents, business owners, and visitors will experience our City today and in the future.



Community in Action: volunteers, families, and leaders unite at The Compton Initiative event

Compton General Plan 2045 Vision:

We are a thriving, safe, and equitable City where revitalized neighborhoods flourish, vibrant commerce drives opportunity, and new investments uplift every corner of the community. With a commitment to reliable and affordable services, dependent infrastructure, inclusivity, and transparent governance, residents and community members are empowered to shape a brighter, more prosperous future. Together, we are **Building a Better Compton.**

Land Use Element



Neighborhood Mixed Use

Context

The City's major commercial corridors show signs of limited private investment and redevelopment, together with lack of maintenance and upkeep. Although these corridors have high visibility, with thousands of cars traveling along them daily, they lack the diversity of commercial and service uses desired by the community. The addition of mixed uses can work to revitalize struggling areas by providing much needed new housing development, which in turn increases the local presence of consumer for the goods and services offered.

Development Pattern

The intent of the Neighborhood Mixed Use Place Type is to encourage revitalization and intensification of the City's corridors and to expand housing opportunities.

The Land Use allows a mix of compatible residential and commercial uses within a single development, integrated either horizontally or vertically. Stand-alone residential uses are also allowed. The design of these developments is critical to establishing their function as places where people can live, work, shop, recreate, and enjoy life in a compact district. The design of mixed-use developments should encourage socialization and pedestrian activity.

Onsite commercial parking must be designed so that it does not exacerbate parking issues in adjacent neighborhoods already impacted by a shortage of available residential parking. Where a parking structure

LAND USE ELEMENT

wrapped with active ground floor uses. Underground garages are encouraged to minimize the visual impact of parking and to avoid large, blocky and expansive parking structures at the pedestrian level. Major gateway elements are required. Designs should reflect the City's culture, history, and community. The goals and policies and objectives for this land use designation would be accomplished through adoption of a specific plan.

Density/Intensity

- 60 to 80 units per acre (up to 95 units per acre with Community Benefits)
- 250 to 396 persons per acre
- 3.0 FAR maximum

Building Height

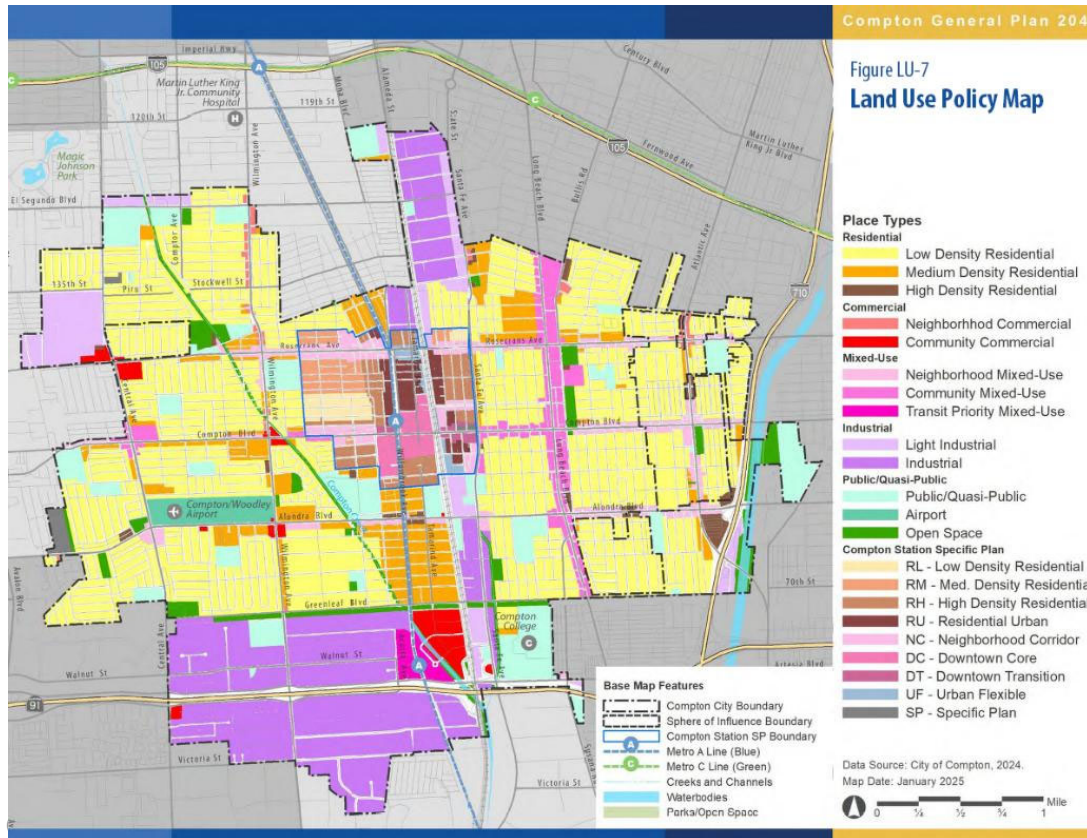
Up to 8 stories

Transitions

Proposed developments should be designed to transition to adjacent existing or planned land uses with respect to building height and to create aesthetically pleasing architecture that addresses scale and massing. Adequate setbacks, along with visual and noise buffers, must be provided to separate more intense developments from adjacent residential neighborhoods (see Figure LU-8). Businesses should have operating characteristics compatible with adjacent uses, particularly in terms of lighting, signage, traffic, odor, noise, and hours of operation. Pedestrian connectivity to the transit station should be prioritized.



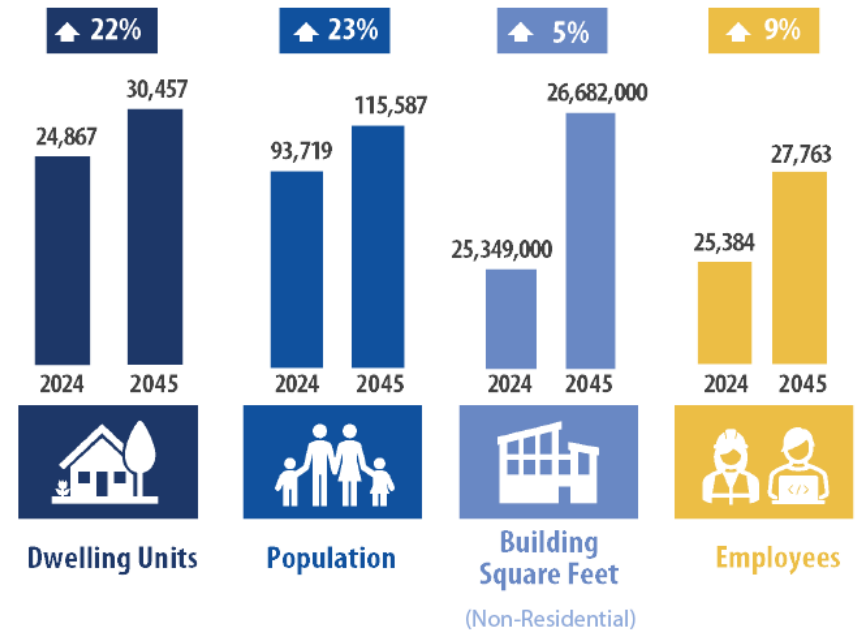
Figure LU-8: Transitions – Upper-Story Setback



Land Use Element

LAND USE ELEMENT

Figure LU-4: Community Benefits



LU - 12

GENERAL PLAN 2045
Building a Better Compton

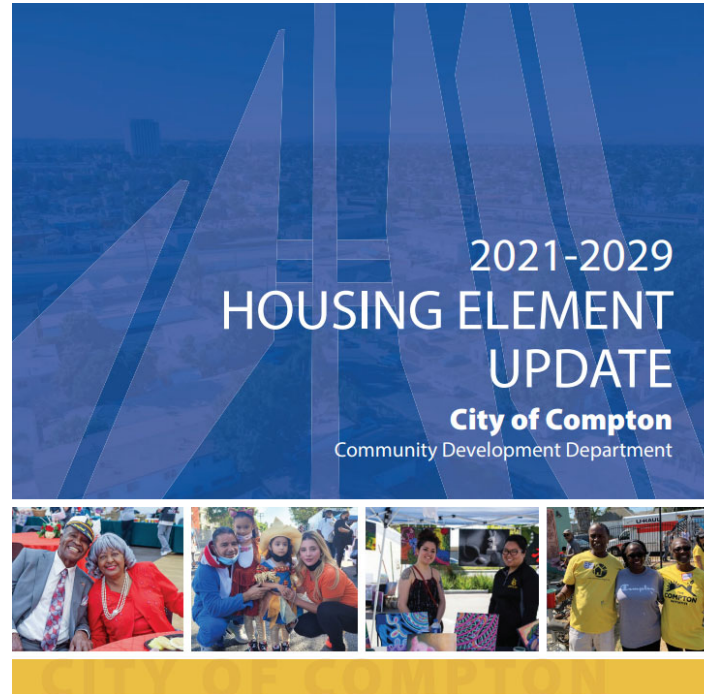
Land Use Goals

- Safe, secure neighborhoods and public spaces
- Healthy, complete, and connected neighborhoods
- Vibrant, mixed-use corridors and commercial areas
- Local access to shops, groceries, entertainment, and services
- Walkable, transit-friendly major corridors
- Diverse housing options for current and future needs
- Thriving industrial areas that support jobs and minimize impacts
- Accessible parks, open space, and urban greenery
- Diverse, context-sensitive development and design
- Fair access to infrastructure, housing, and services
- Growth without displacement of residents or businesses



Draft 2021-2029 Housing Element

- Introduction
- Community Profile
- Constraints Analysis
- Housing Resources
- Housing Plan



Public Review Draft
December 2023



What is the RHNA?

Regional Housing Needs Assessment:



**HCD determines
RHNAs for each
Council of
Governments**



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



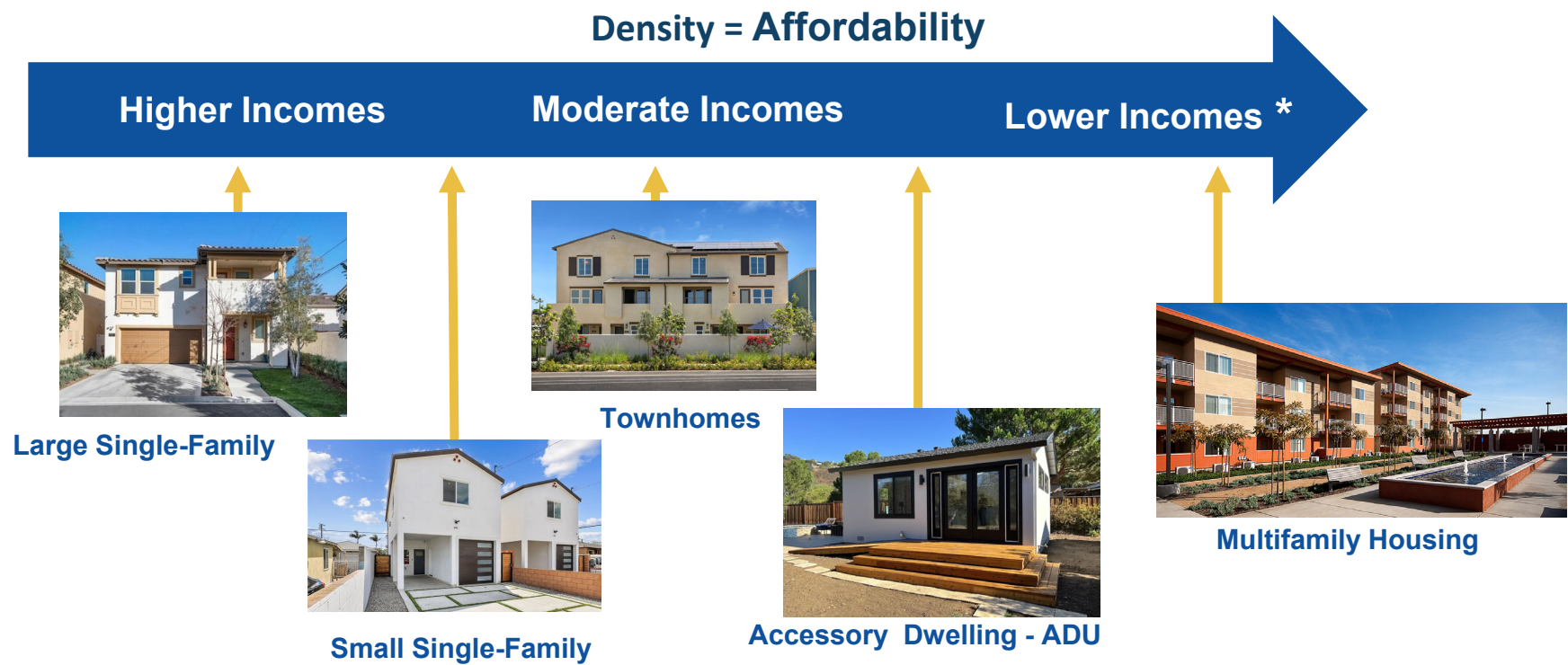
**RHNA for Compton:
1,004 housing units**

RHNA by Income Group

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%

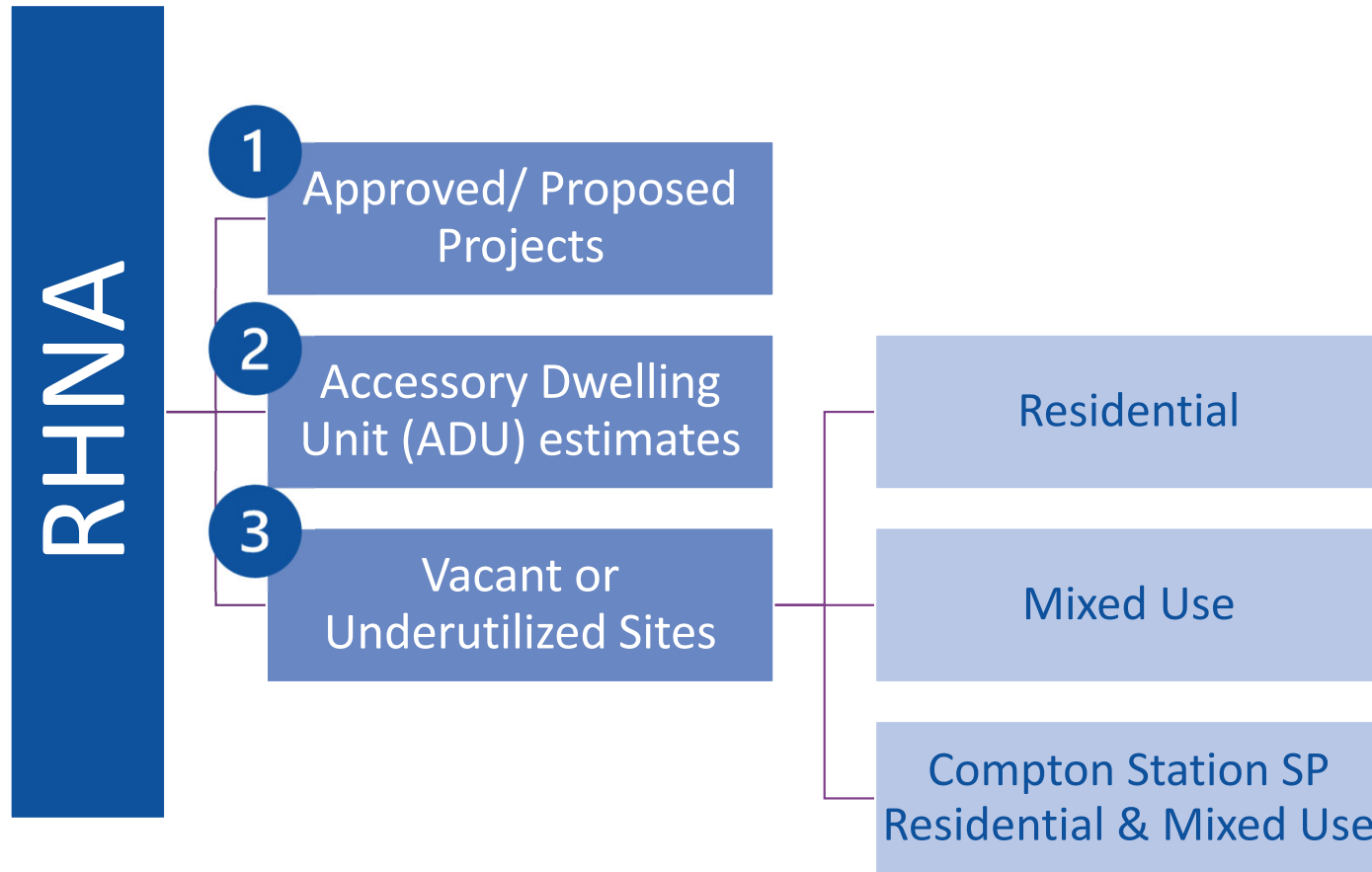
Goals for accommodating new housing need through comprehensive land use policies and planning (zoning)
(not a construction obligation)

How Do We Assign Affordability?

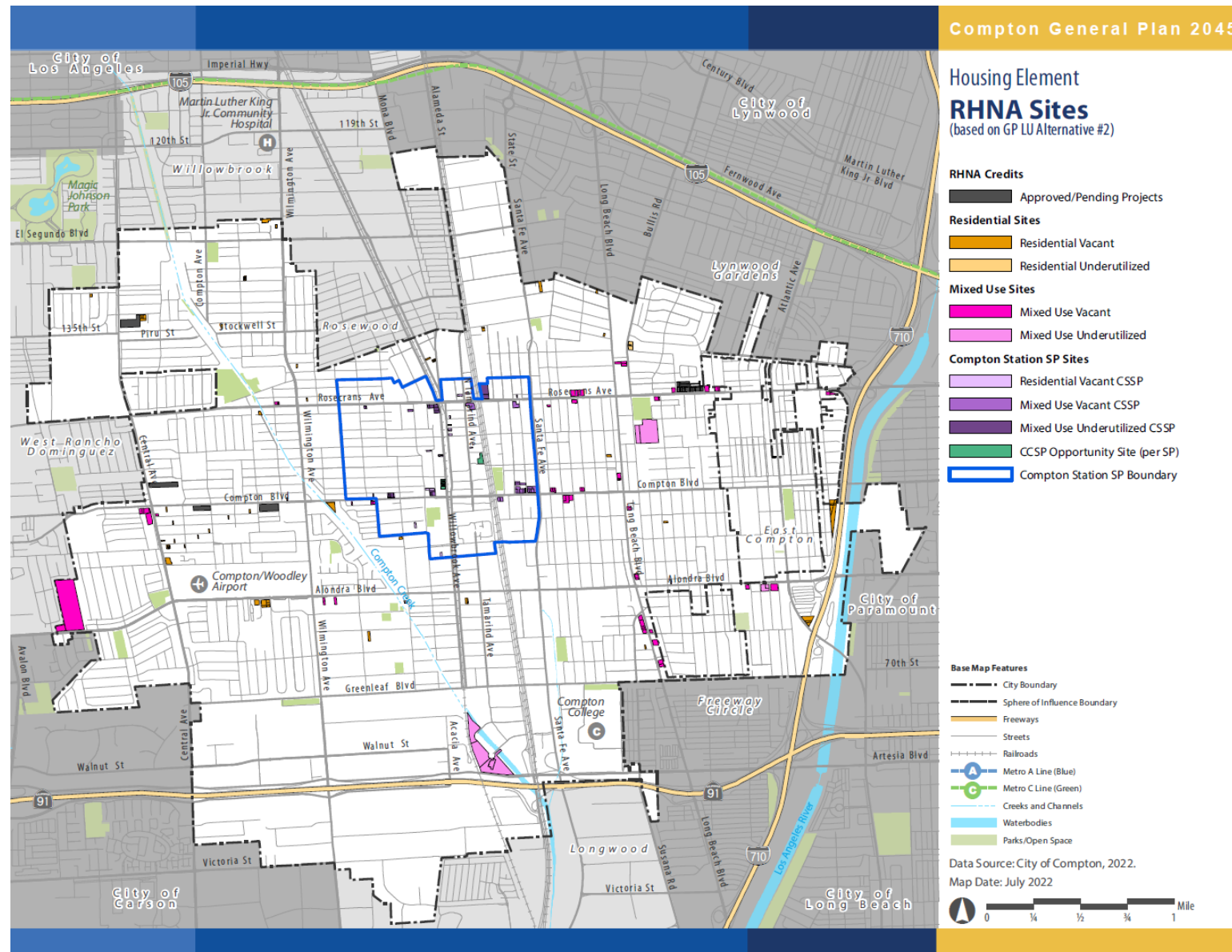


***Projects with residential density 30 du/ac and higher meet Very Low- and Low-Income Requirements**

Meeting the RHNA



Housing Element: Draft Sites Inventory

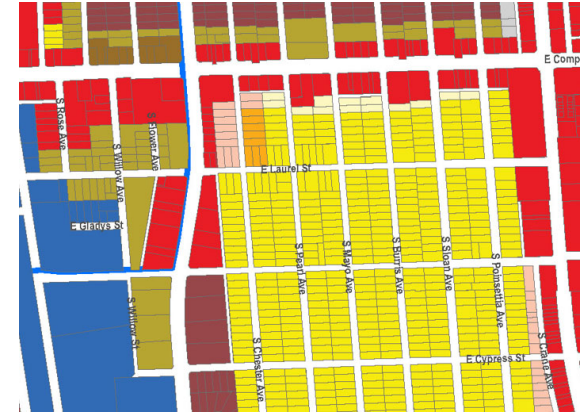
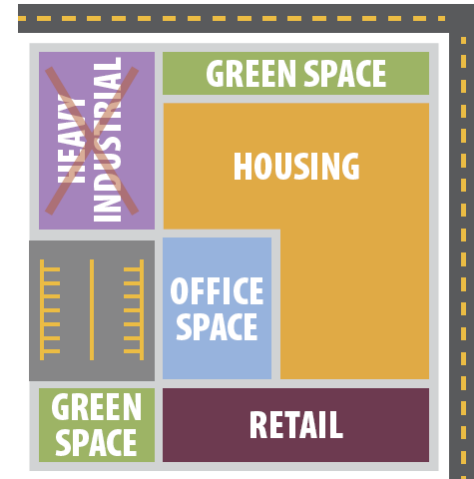


Focused Zoning Amendments



Focused Zoning Amendment

- Rules that decide what can be built and where
- Keeps growth organized and safe
- Helps manage traffic and neighborhood character
- Like a blueprint for your community



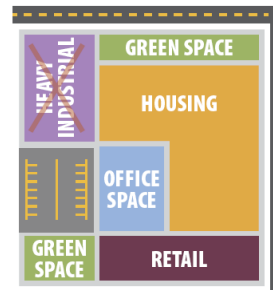
Focused Zoning Amendment

- Zoning determines how land can be used for housing, shops, offices, parks, and more.
- It sets rules for building heights, setbacks, parking, and design to guide how the community grows.
- Helps ensure orderly, compatible, and safe development across the city.

WHAT DOES ZONING REGULATE?

USE

- Allowed and prohibited uses
- Incentive to promote preferred uses
- Ground floor requirements



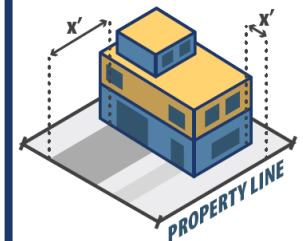
HEIGHT

- Number of stories/floors
- Maximum building heights
- Minimum ground floor heights
- Transitional height zone to neighborhoods



SHAPE

- Street and property line setbacks
- Building shape setbacks
- Open Space Requirements



So, What is Changing?



Revised and Updated



New Section

§ 30-3. Definitions

§ 30-7. Residential Zones and Standards

§ 30-8. Accessory Dwelling Units

§ 30-9. Mixed Use Zones and Standards (MU-1, MU-2, MU-TOD)

§ 30-10. Commercial and Industrial Zones and Standards

§ 30-11.7. Objective Design Standards

§ 30-12. General Regulations and Exceptions

§ 30-13. Community Benefits

So, What is Changing?

§ 30-16. Reasonable Accommodations



§ 30-21. Off-Street Parking and Loading



§ 30-24. Performance Standards



§ 30-26. Conditional Use Permits



§ 30-47. Density Bonus



§ 30-49. Emergency Shelter and Low-Barrier Navigation Center Regulations



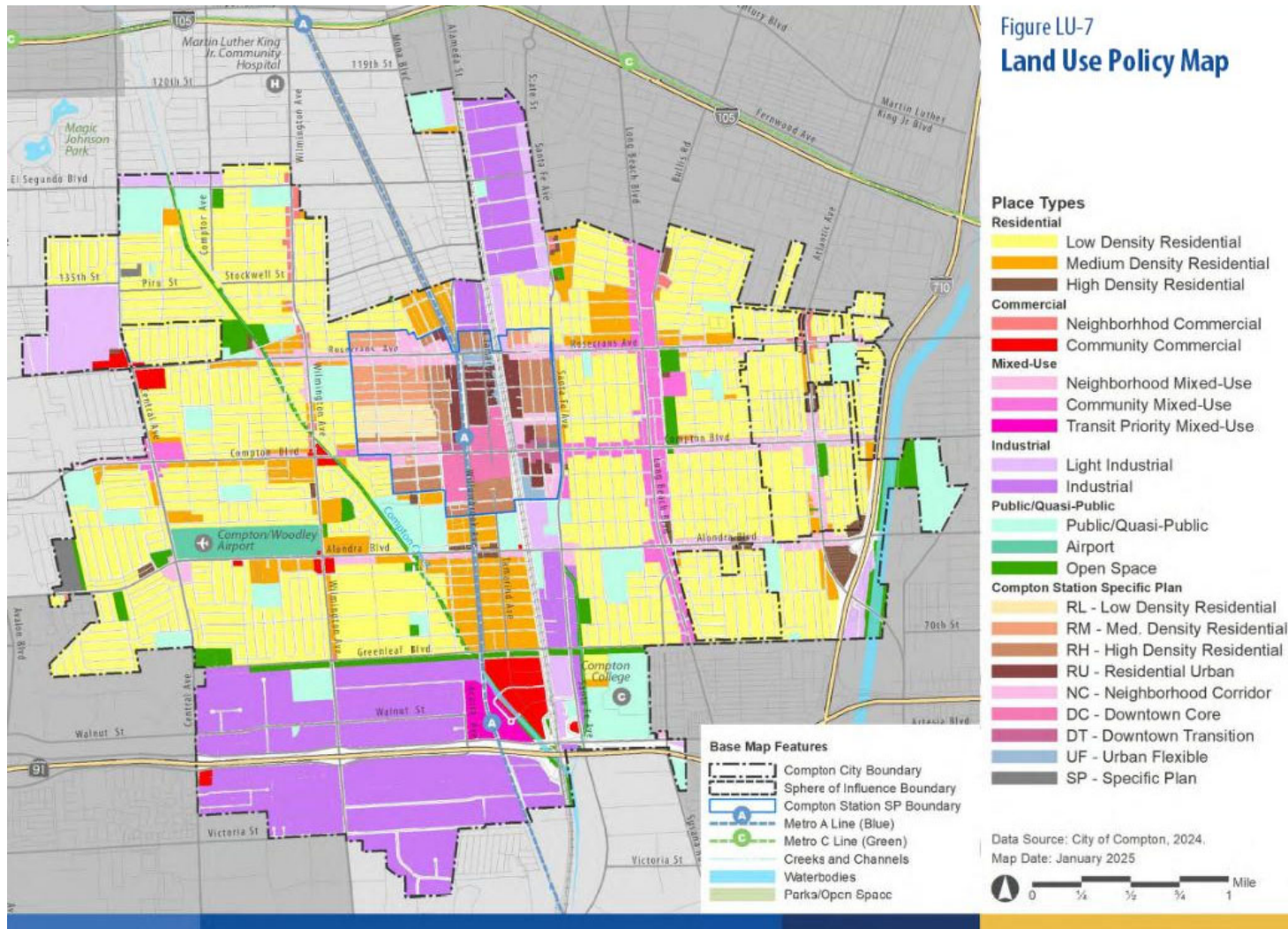
§ 30-55. Open Space, Public/Quasi Public, and Airport Zones

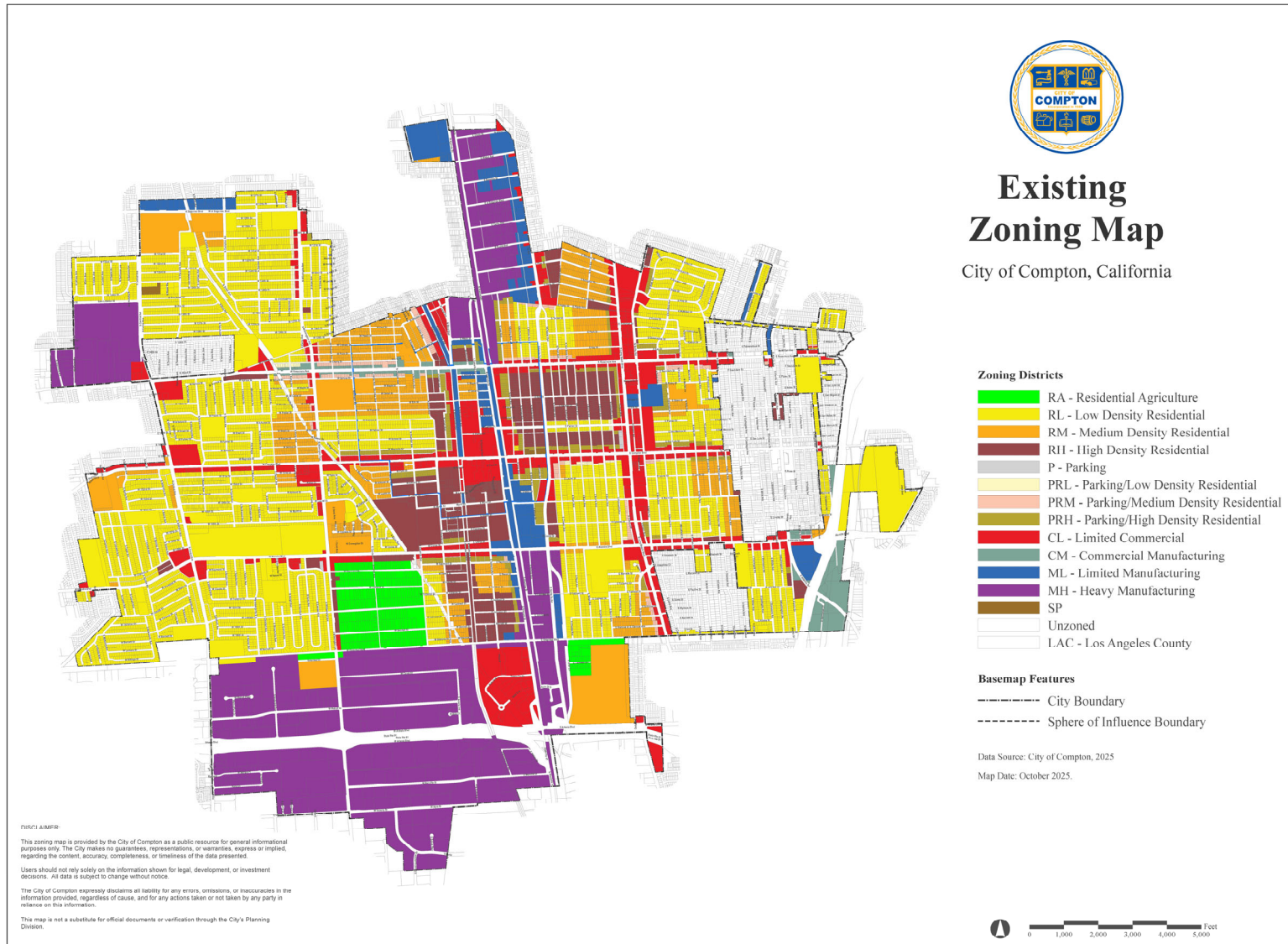


Revised and Updated



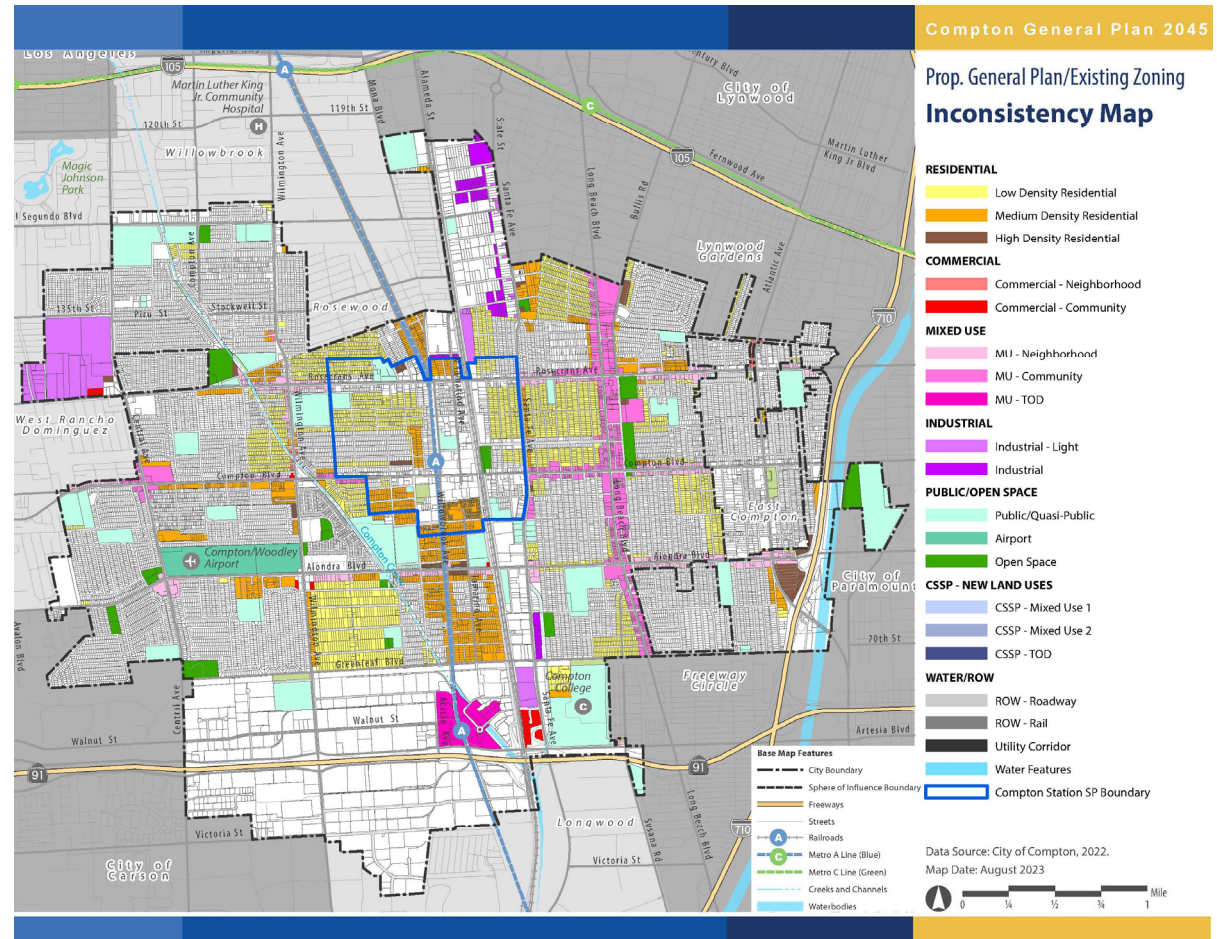
New Section





Inconsistencies

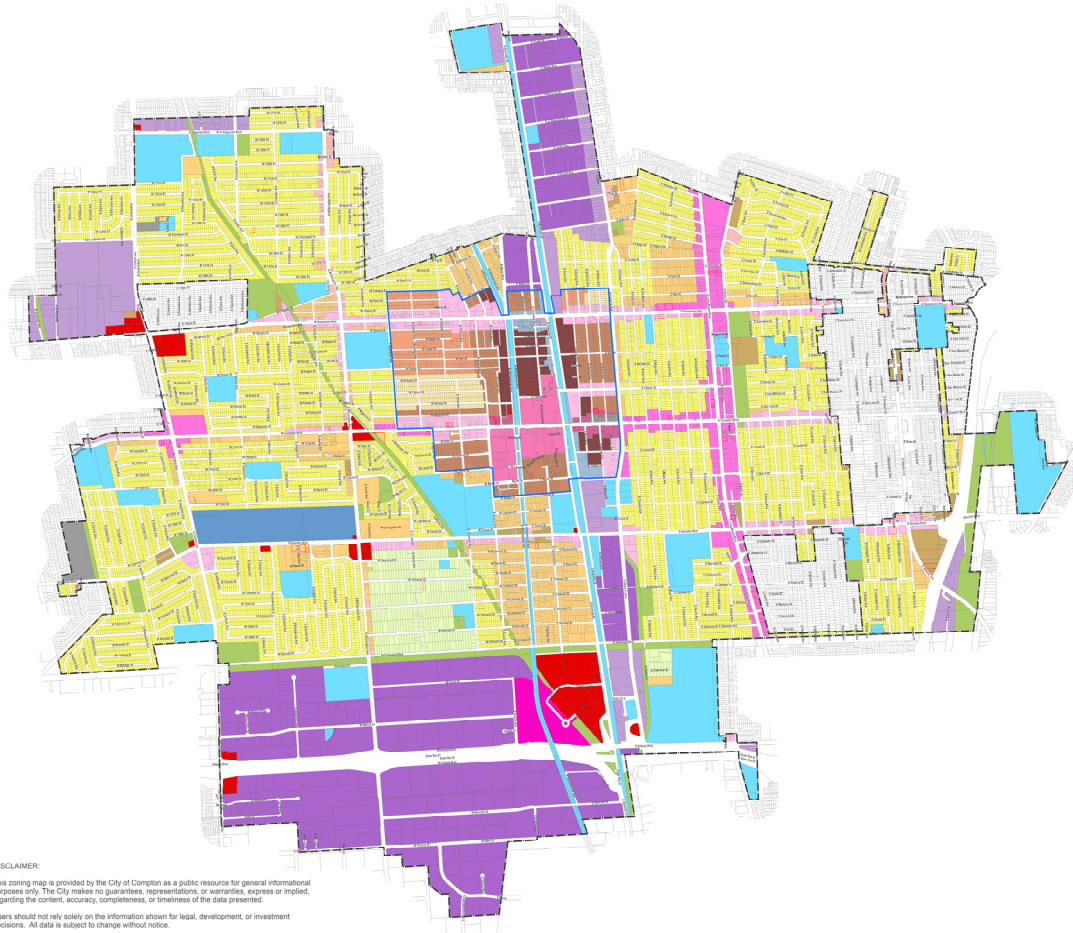
- Integrate New General Plan Land Uses and Specific Plan
- Remove Inconsistencies





Public Review Draft Official Zoning Map

City of Compton, California
October 2025



Zoning Districts

- R-A - Residential Agriculture
- R-L - Low Density Residential
- R-M - Medium Density Residential
- R-H - High Density Residential
- MU-1 - Mixed Use 1 (25-40 du/ac)
- MU-2 - Mixed Use 2 (35-45 du/ac)
- MU-TOD - Mixed Use TOD (60-80 du/ac)
- C-L - Limited Commercial
- C-G - General Commercial
- M-L - Limited Manufacturing
- M-G - General Manufacturing
- PF - Public Facility
- A - Airport
- OS - Open Space
- SP-CS - Specific Plan-Compton Station
- SP - Specific Plan

Compton Station Specific Plan Districts

- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- RU - Residential Urban
- NC - Neighborhood Corridor
- DC - Downtown Core
- DT - Downtown Transition
- UF - Urban Flexible
- SP - Specific Plan

Housing Element (RHNA) Sites

-

Basemap Features

- City Boundary
- Sphere of Influence Boundary

Data Source: City of Compton, 2025

Map Date: October 2025.



DISCLAIMER:

This zoning map is provided by the City of Compton as a public resource for general informational purposes only. The City makes no guarantees, representations, or warranties, express or implied, regarding the content, accuracy, completeness, or timeliness of the data presented.

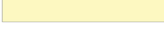
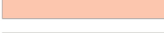
Users should not rely solely on the information shown for legal, development, or investment decisions. All data is subject to change without notice.

The City of Compton expressly disclaims all liability for any errors, omissions, or inaccuracies in the information provided, regardless of cause, and for any actions taken or not taken by any party in reliance on the information.

This map is not a substitute for official documents or verification through the City's Planning Division.

Zoning Districts

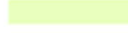
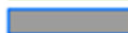
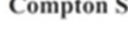
Current Zoning Districts

	RA - Residential Agriculture
	RL - Low Density Residential
	RM - Medium Density Residential
	RH - High Density Residential
	P - Parking
	PRL - Parking/Low Density Residential
	PRM - Parking/Medium Density Residential
	PRH - Parking/High Density Residential
	CL - Limited Commercial
	CM - Commercial Manufacturing
	ML - Limited Manufacturing
	MH - Heavy Manufacturing
	SP
	Unzoned
	LAC - Los Angeles County



Proposed Draft Zoning Districts

Zoning Districts

	R-A - Residential Agriculture
	R-L - Low Density Residential
	R-M - Medium Density Residential
	R-H - High Density Residential
	MU-1 - Mixed Use 1 (25-40 du/ac)
	MU-2 - Mixed Use 2 (35-45 du/ac)
	MU-TOD - Mixed Use TOD (60-80 du/ac)
	C-L - Limited Commercial
	C-G - General Commercial
	M-L - Limited Manufacturing
	M-G - General Manufacturing
	PF - Public Facility
	A - Airport
	OS - Open Space
	SP-CS - Specific Plan-Compton Station
	SP - Specific Plan

Compton Station Specific Plan Districts

	RL - Low Density Residential
	RM - Medium Density Residential
	RH - High Density Residential
	RU - Residential Urban
	NC - Neighborhood Corridor
	DC - Downtown Core
	DT - Downtown Transition
	UF - Urban Flexible
	SP - Specific Plan



Next Steps

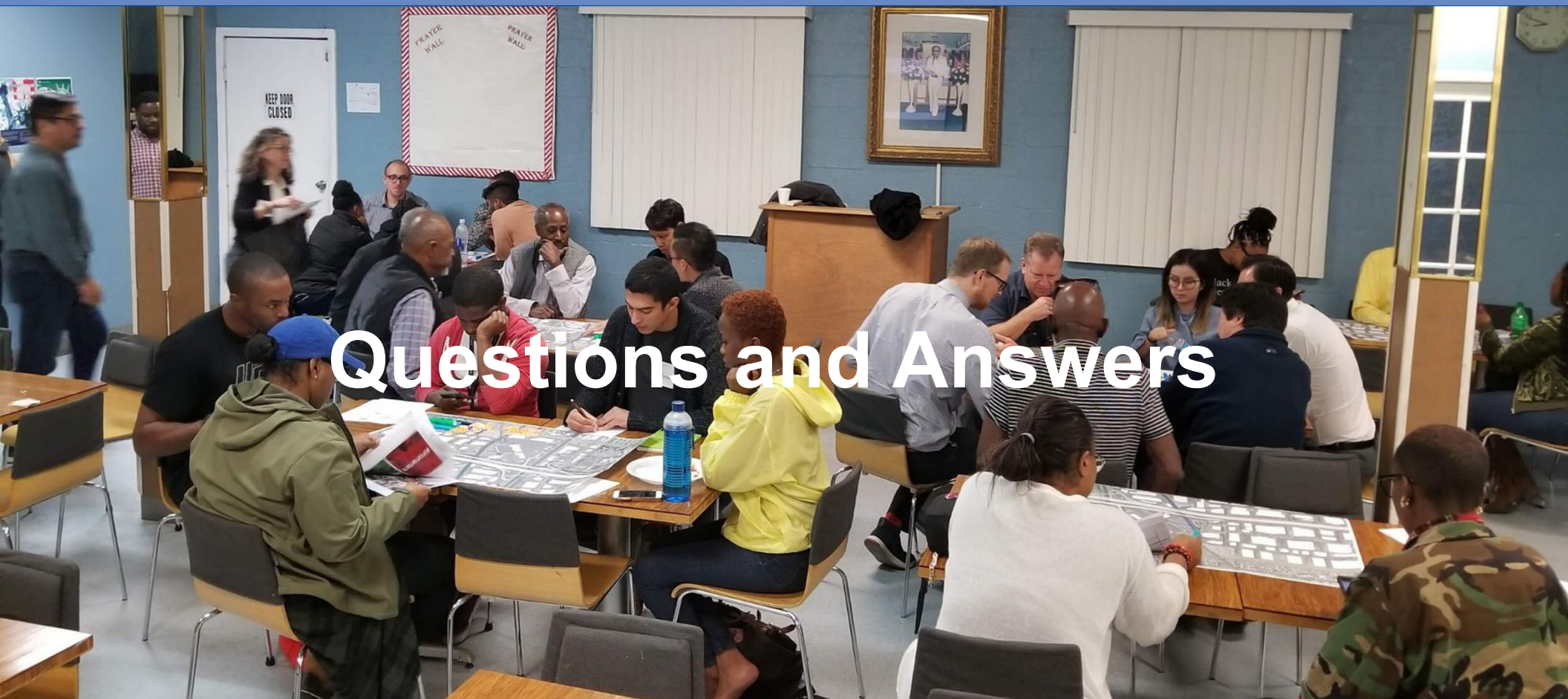
General Plan Update & Zoning Amendment Next Steps

**Final
Environmental
Impact Report**

November 2025

Public Hearings

**November/
December 2025**



Compton General Plan 2045 Focused Zoning Amendment Workshop

October 22, 2025

