

**MINUTES OF THE SPECIAL MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
THURSDAY, FEBRUARY 21, 2019**

INTRODUCTORY PROCEDURES

Chairperson Jose Delgado called the meeting to order at 7:09 P.M.

The Pledge of Allegiance was led by Commissioner Sylvia Masushige.

ROLL CALL: By Erika Soriano, Recording Secretary.

Present: Chairperson Jose Delgado, Vice-Chairperson Gil Hurtado, and Commissioners Sylvia Masushige, Jenny Perez, and Carlos Velasquez.

Absent/Excused:

Staff: Community Development Director Joe Perez, City Attorney Craig Hardwick, Assistant Planner Jessica Jimenez and Recording Secretary Erika Soriano.

REPORT ON POSTING: By Erika Soriano, Recording Secretary.

1. MINUTES

Commissioner Velasquez requested that his comments be added to the minutes of February 5, 2019.

Commissioner Velasquez moved and Vice Chairperson Hurtado seconded the motion to continue the Planning Commission minutes of February 5, 2019. The motion carried (5-0) with all Commissioners in favor.

2. PUBLIC HEARING **CONDITIONAL USE PERMIT NO. 833 AT 8912 MADISON AVENUE**

Community Development Director Perez introduced the Conditional Use Permit No. 833 for property located at 8912 Madison Avenue to the Planning Commission.

Applicant provided a rebuttal letter of support by email. The letter was emailed to all Planning Commissioners prior to the meeting and a hard copy was provided to them the day of the meeting.

Assistant Planner Jessica Jimenez gave a brief presentation regarding this project. Assistant Planner Jimenez stated that Conditional Use Permit No. 833 is requested by J5 Infrastructure Partners, on behalf of Verizon Wireless, to construct an unmanned telecommunications facility consisting of a new 60' foot high monopole at 8912 Madison Avenue. The zoning designation for the property is CDR1 (Corridor 1) and the General Plan designation is Firestone Corridor. Firestone Boulevard is the primary roadway through the City and helps connect the City with the wider region. The South Gate General Plan vision for the Firestone Corridor includes a diverse mix of uses, including retail, high density housing, and new development designed to bring buildings to the property line frontage to enhance pedestrian activity. The project site is situated south of Firestone Boulevard and east of Madison Avenue. Per the South Gate Municipal Code, antennas/communications equipment are permitted with approval of a Conditional Use Permit. The proposed monopalm would be visible to pedestrians and vehicular traffic on Firestone Boulevard and Madison Avenue, as well as neighboring properties. The enclosed storage shelter would be placed within the south east portion of the lot and would be

adjacent to the garage of a single-family home at 8918 Madison Avenue. Assistant Planner Jimenez stated that the City supports the availability of Wireless Communication Service for businesses and residents and encourages substantial competition among service providers to meet increasing demands for newer and better services. However, it is evident that potential land use impacts can result from the development of wireless telecommunication facilities, particularly visual clutter. The proposed design and configuration of the monopalm is not compatible and harmonious to the surrounding facilities that exist on site. The microwave antenna does not visually contribute to the pole's narrow vertical alignment. The proposal will not be the least intrusive design and in the least intrusive location for improving coverage along the Firestone Corridor. The proposal will not contribute to the Firestone Corridor beautification by enhancing the visual environment of South Gate's vehicular corridor. For these reasons it is recommended that the Planning Commission deny this request for a Conditional Use Permit.

Chairperson Delgado asked if there were other alternative locations where the provider can co-lease. Mr. Perez informed the Commission that the applicant indicated that they conducted an analysis of the area and found no other available sites that met their needs.

Commissioner Velasquez asked if there were similar antennas within the City. Mr. Perez informed the Commission that there are Pole Antennas in various locations.

Chairperson Delgado opened the item to the public.

Bryce Novak, J5 Infrastructure Partners representative, 7711 Normal Ave., La Mesa, CA, came forward and spoke in favor of the project. Mr. Novak informed the Commission that there is a lack of coverage in the area.

Chairperson Delgado informed the applicant that he understands that there is a lack of coverage but that the project must comply with the South Gate General Plan. Mr. Novak informed the Commission that he respects the South Gate General Plan but he would like to provide better cellular service to all Verizon users in the area.

Maribel Serrano, resident, came forward to speak in favor of the project since it could result in better phone coverage.

Commissioner Velasquez read the rebuttal letter and asked why the different designs weren't given consideration. Representative Bryce Novak, informed the Commission he attempted to provide staff with different designs. Mr. Perez informed the Commission that the alternative designs appeared not to meet the South Gate General Plan standards.

There being no other comments from the audience, Chairperson Delgado closed the public hearing.

Vice Chairperson Hurtado moved and Commissioner Masushige seconded to accept the determination that this project is Categorical Exempt under Class 3 (New Construction or Conversion of Small Structures) Section 15303 of the California Environmental Quality Act; adopt the findings as outlined in Resolution No. 2019-01; and deny Conditional Use Permit No. 833. The motion carried (4-0) with Commissioner Perez abstaining.

3. PUBLIC HEARING ZONE TEXT AMENDMENT NO. 157, TO AMEND THE SOUTH GATE MUNICIPAL CODE CHAPTER 11.43 SECOND DWELLING UNITS AND ACCESSORY STRUCTURES WITH AN ORDINANCE TO REPLACE INTERIM URGENCY ORDINANCES NOS. 2336 AND 2338 TO ESTABLISH STANDARDS AND MINISTERIAL PROCESS FOR APPROVING ACCESSORY DWELLING UNITS (ADU)

Community Development Director Perez presented a report on the Zone Text Amendment No. 157, to amend the South Gate Municipal Code Chapter 11.43 Second Dwelling units and Accessory Structures with an Ordinance to replace Interim Urgency Ordinances Nos. 2336 and 2338 to establish standards and ministerial

process for approving Accessory Dwelling Units (ADU) to the Planning Commission. On May 23, 2017, the City Council adopted Interim Urgency Ordinance No. 2338, which extended Interim Urgency Ordinance No. 2336 through and including April 24, 2019. The City Council directed staff to study and develop permanent regulations that may be adopted prior to the April 24, 2019 expiration date. Staff has studied the degree to which those Interim Urgency Ordinances were effective in increasing the supply of housing in the City without adversely affecting the City's other obligations and responsibilities to its residents. Staff has concluded that the Interim Urgency Ordinances have worked well, but could be modified slightly to improve their effectiveness.

Chairperson Delgado asked how staff developed the minimum lot requirement size of 6,000 square feet. Mr. Perez informed the Planning Commission that the previous code lot requirement size was 6,000 square feet.

Chairperson Delgado requested that the language for the rental occupancy stipulate the word "continuous" 30 day rental in order to avoid Airbnb rentals.

Chairperson Delgado opened the public hearing.

Alex Cueto, 10245 Washington Ave, South Gate, came and voiced his concerns regarding the minimum lot size requirements and the ADU maximum size. Mr. Cueto requested that the Commission consider reducing the lot size and increasing the ADU size.

Hector Mario Reyes, resident, addressed concerns regarding the ADU creating more congestion in the City and impacting the already existing parking problem.

Oscar Fuentes, resident, voiced his concerns regarding the lot size requirements and ADU size he is requesting that the Commission consider reducing the lot size and increasing the ADU size.

Maria Elena, resident, came forward to state her family cannot move out because the housing market is too expensive allowing her to build an ADU will help her family.

Jesus Munoz, resident, informed the Planning Commission that parking will always be a problem; people do not use their garages to park their vehicles.

Danny Martinez, resident, requested that the Commission consider reducing the lot size requirement.

Carlos Rosile, Loan Officer, informed the Commission that allowing ADU's will help increase property value.

Commissioner Velasquez asked if the ADU's will assist with the state's mandated Regional Housing Needs Assessment (RHNA) requirements. Mr. Perez informed the Commission that the ADU's would count towards meeting the RHNA requirements.

There being no other comments from the audience, Chairperson Delgado closed the public hearing.

After hearing all the public testimony the Planning Commission requested that the following recommendations be added for the City Council approval.

- Minimum Lot size requirement be lowered to 6,000;
- Size of ADU be increased to 50% of the existing dwelling;
- Add language to rental occupancy to state continuous 30 day rental

Vice Chairperson Hurtado moved and Commissioner Masushige seconded to adopt Resolution No. 2019-02 recommending that the City Council adopt the proposed permanent ordinance establishing standards and

ministerial process for approving Accessory Dwelling Units, with the following recommendations; minimum lot size requirement be lowered to 5,000; size of ADU be increased to 50% of the existing dwelling; and add language to rental occupancy to state continuous 30 day rental. The motion carried (5-0) with all Commissioners in favor.

General Business

None

City Staff Comments

Community Development Director Perez informed the Planning Commission of the following upcoming events and projects:

- The City Council will consider adopting an Ordinance approving the Tweedy Boulevard Specific Plan at its regular meeting of February 26, 2019.
- The South Gate Chamber of Commerce is conducting a Grand Opening for Burgerim on Friday, March 8, 2019, at 12:00 pm. Suggested arrival time is 11:30 am since the ribbon cutting will be scheduled for 12:00 pm. Burgerim is located in the Crossroad Shopping Center – 5840 Firestone Blvd, South Gate, CA 90280 – across from Aldi’s and next to Flame Broiler.

Planning Commission Comments

Commissioner Masushige invited the Planning Commissioners and staff to the 100 year Anniversary for the Multi Women Cultural Club in March.

ADJOURNMENT

There being no further business before the Planning Commission, Vice Chairperson Hurtado moved and Commissioner Velasquez seconded the motion to adjourn the meeting. The motion carried (5-0) with all Commissioners in favor, to adjourn the meeting to March 5, 2019. The meeting was adjourned at 9:09 P.M.

Respectfully,

Joe Perez, Secretary

APPROVED:

Jose Delgado, Chairperson