

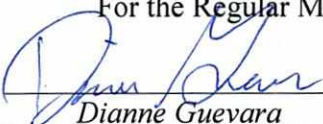
City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: December 1, 2020

Management Analyst:


Dianne Guevara

Interim Director::


Paul L. Adams

SUBJECT: PRESENTATION ON REQUIREMENTS FOR PUBLIC HEARING NOTICING

PURPOSE: The purpose of this item is to inform the Planning Commission of the City's requirements for public hearing notices in regards to land use applications or other zoning code matters. This item was placed on the Agenda as a request from the Planning Commission on the October 20th, Planning Commission meeting.

RECOMMENDED ACTION: Receive and file presentation on the City's requirements for public hearings.

ANALYSIS: Currently, advertising and notifications of any Planning Commission and City Council Public Hearings conducted are in compliance with the Municipal Code Section 11.50.020 (Public Hearing Notification). When an application or other Zoning Code matter requires a public hearing by the Planning Commission or City Council, the public must be notified of the public hearing in compliance with state law (Government Code Sections 65090, 65091, 65094, and 66451.3, and Public Resources Code 21000 et seq.), and by the required method as described in Subsection A (Method of Notice), of Section 11.50.020 (Public Hearing Notification), of Chapter 11.50 (Administration), of Title 11 (Zoning), of the South Gate Municipal Code including: published notice, mailed notice and posted notice on the subject property.

The notice of public hearing must be published once in a newspaper of general circulation in the City at least 10 days prior to the public hearing date. The notice must be mailed through the U.S. Postal Service at least 10 days prior to the public hearing date to the property owner(s) on record for the subject property, or the owner's agent; the applicant(s); and all property owners within a 1,000-foot radius of the exterior boundaries of the subject property, or the owner's agent. A notice of the public hearing is posted on the subject property in a conspicuous location a minimum of ten days before the hearing date.

Since the October 20th, Planning Commission meeting, staff has created a section under the Community Development Department's page on the City Website that focuses on the Planning Commission items. Staff has also began to include the Planning Commission meetings on the City calendar and will be sending email notifications to residents subscribed to receive city notifications.

BACKGROUND: On December 11, 2018 the City Council approved Ordinance No. 2356, which increased the distance for public hearing noticing requirements for property owners and all mailing addresses from 300 feet to 1,000 feet when a land use application or other Zoning Code matter requires a public hearing by the Planning Commission or City Council.

ATTACHMENT: None