Planning Commission Agenda
8650 California Avenue, South Gate, CA
Council Chamber

Tuesday, February 5, 2019 at 7:00 p.m.

Call To Order

Pledge Of Allegiance

Roll Call

Report On Posting

City Officials:

CHAIRPERSON
Jose Delgado

COMMISSIONERS
Sylvia Masushige
Jenny Perez

VICE CHAIRPERSON
Gil Hurtado
Carlos Velasquez

Meeting Compensation Disclosure

Pursuant to Government Code Section 54952.3: Disclosure of compensation for meeting attendance by the Planning Commission Commissioners is $125.00 per meeting.

Item No. 1

The Planning Commission will consider approving the minutes for the regular Planning Commission Meeting of January 15, 2019.

Documents:

ITEM NO 1.PDF
Item No. 2
The Planning Commission will receive a presentation on the Citywide parking study.

Documents:

ITEM NO 2.PDF

Comments
At this time, members of the public and staff may address the City Planning Commission regarding any items within the subject matter jurisdiction of the Planning Commission. No action may be taken on items not listed on the agenda unless authorized by law.

General Business

Audience Comments

City Staff Comments

Planning Commission Comments

Adjournment
Adjournment to the Regular Planning Commission meeting on Tuesday, February 19, 2019 at 7:00 p.m.

I, Erika Soriano, Administrative Services Coordinator, certify that a true and correct copy of the foregoing Meeting Agenda was properly posted on January 31, 2019, at 5:30 p.m., as required by law.

Erika Soriano, Administrative Services Coordinator

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the Planning Commission Meetings, please contact the Comm.Development Department.
Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility.

Any final action of the Planning Commission, on this agenda, is appealable to the City Council upon filing the request with the City Clerk prior to 5:00 pm on Monday, February 11, 2019.

Materials related to an item on the Agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office, 8650 California Avenue, South Gate, CA 90280 (323) 563-9510 * fax (323) 563-5411 *
www.cityofsouthgate.org
MINUTES OF THE REGULAR MEETING
OF THE SOUTH GATE CITY PLANNING COMMISSION
TUESDAY, JANUARY 15, 2019

INTRODUCTORY PROCEDURES

Chairperson Jose Delgado called the meeting to order at 7:06 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 Commissioner Jenny Perez, and Carlos Velasquez.

Commissioner Sylvia Masushige arrived at 7:08pm

Absent/Excused:

Staff: Community Development Director Joe Perez, Senior Planner Alvaro Betancourt, City Attorney Craig Hardwick and Recording Secretary Erika Soriano.

REPORT ON POSTING: By Erika Soriano, Recording Secretary.

1. MINUTES

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of December 4, 2018. Commissioner Velasquez moved and Vice Chairperson Hurtado seconded the motion to approve the Planning Commission minutes of December 4, 2018 with a minor modification. The motion carried (5-0) with all Commissioners in favor.

2. PUBLIC HEARING

CONDITIONAL USE PERMIT NO. 832 FOR THE DISPLAY OF ALCOHOLIC BEVERAGES AT A CHEVRON EXTRA MILE MINI MARKET LOCATED AT 5651 IMPERIAL HIGHWAY

Community Development Director Perez introduced the Conditional Use Permit No. 832 for the display of alcohol beverages at a Chevron Extra Mile Mini Market located at 5651 Imperial Highway to the Planning Commission.

Sr. Planner Alvaro Betancourt gave a presentation regarding this project. Sr. Planner Betancourt stated that Conditional Use Permit No. 832 is a request by Karl Huy, on behalf of G&M Oil Company, Inc., to allow an increase of shelf area used for the display of alcoholic beverages by 54% at an existing Chevron Extra Mile Mini Market located at 5651 Imperial Highway. The existing Mini Market is approximately 3,133 square feet of retail space with storage area and public restroom. Chevron Extra Mile Mini Market is open 24 hours a day, 7 days a week. In 1986, the Planning Commission approved Conditional Use Permit No. 478 (Resolution No. 86-119) that increased the floor area of the existing mini-mart by 744 square feet. Section 11(b) of Resolution No. 86-119 requires a new conditional use permit if the shelf area used for the display of alcoholic beverages is
increased by 25% or more. Since the applicant is presently requesting an increase of display of alcoholic beverages by approximately 54%, a new Conditional Use Permit is required.

Chairperson Delgado opened the item to the public.

Karl Huy, applicant’s representative, thanked the Commission for considering this application. Mr. Huy said the applicant is in agreement with the conditions of approval (COA) and expressed they will comply with all COA’s. He made himself available for questions from the Commission.

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

Commissioner Masushige raised concerns regarding the Mini Market being in close proximity to the Path Villas supportive housing project and the accessibility of alcohol by formerly homeless persons.

Vice Chairperson Hurtado moved and Commissioner Velasquez seconded to accept the determination that this project is Categorically Exempt under Class 1 (Existing Facilities) Section 15301 of the California Environmental Quality Act; adopt the findings as outlined in Resolution No. 2018-21; and approve Conditional Use Permit No. 832, subject to the recommended conditions of approval. The motion carried (4-1) with Commissioner Masushige voting no and all other Commissioners in favor.

**General Business**

None

**Audience Comments**

None

**City Staff Comments**

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

- **Northgate Market** completed tenant improvements and will hold a re-grand opening on Wednesday, January 16th to celebrate the re-opening of the full-service grocery store.
- **Every year**, the City participates in the Greater Los Angeles Homeless Count which takes place during the third week in January throughout the entire country. South Gate will hold its count on Wednesday, January 23, 2019 at 8:00 PM at the South Gate Senior Center.
- **The South Gate Chamber of Commerce and HUBCities** will be having a free career expo for aspiring job seekers and professionals looking to advance their career. There will be many Southeast employers and Educational Institutions there to review resumes and provide information on various opportunities available within their organizations. The event will be on Thursday, January 31, 2019 from 10:00 AM to 12:00 PM at the South Gate Park Auditorium.
- **On Saturday, February 2nd 2019**, Metro will be having a community update meeting on the West Santa Ana Branch (WSAB) Transit Corridor Project, a 19-mile light rail transit line that would connect downtown Los Angeles to southeast LA County. The meeting will be from 10:00 am to 12:00 pm at the South Gate Girls Club House.

Mr. Perez announced that Senior Planner Betancourt will be leaving the City to continue to advance his career in another city.

The Planning Commissioners expressed their congratulations.
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, Chairperson Delgado 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 February 5, 2019. The meeting was adjourned at 7:50 P.M.

Respectfully,

________________________________________
Joe Perez, Secretary

APPROVED:

________________________________________
Jose Delgado, Chairperson
SUBJECT: PRESENTATION ON THE CITYWIDE PARKING STUDY

PURPOSE: The City’s roadways are experiencing challenging parking issues. The City Council directed staff to prepare a parking study to evaluate parking conditions citywide. As a part of the design development and public review process, the Planning Commission is invited to provide input.

RECOMMENDED ACTIONS: Receive and file the presentation on the Citywide Parking Study.

ANALYSIS: The Department of Public Works, Engineering Division, retained the services of a Transportation Engineering consultant, Minagar & Associates, to evaluate the parking issues being experienced on most residential neighborhood streets and commercial corridors, citywide. The study will evaluate parking issues by investigating all aspects creating the demand for street parking. This includes a review of issues such as the current roadway parking conditions, local and regional transportation facilities, land use policies, enforcement, population and housing density, converted garages, households per property, illegal businesses operating in residential neighborhoods, etc. It will also look at how the current roadway design and transportation system is impacting parking. By quantifying the issues, effective short-, mid- and long-term solutions can be developed and implemented.

An important aspect of the study is the completion of the gathering of the data needed to document existing parking conditions. Minagar & Associates, Inc. has used specialty software to capture all of the infrastructure impacting parking such as parking capacity, available parking, curb markings, fire hydrants, parking signage, city own parking lots, etc. This data will be incorporated into a GIS system for better management of the data.

At this time, staff would like to present a power point presentation depicting all the data collected and identify the hot spot where parking continues to be a major issue. A list of practical recommendations are presented as possible solutions.

ATTACHMENT: Power point presentation

JL:lc
CITY OF SOUTH GATE
CITYWIDE PARKING STUDY
Community Meeting – 6:00 p.m.
• **Arturo Cervantes, P.E.**
  • Assistant City Manager/Director of Public Works - *City of South Gate*

• **Jose Loera, T.E.**
  • City Traffic Engineer - *City of South Gate*

• **Fred Minagar, M.S., P.E., R.C.E., F.I.T.E.**
  • Parking Study Consultant - *Minagar & Associates, Inc.*

• **Katherine Padilla Otanez, M.B.A., B.S.**
  • Katherine Padilla & Associates - *Public Relations/Moderator*
• TONIGHT’S OBJECTIVES
  • Present preliminary information gathered from the field
  • Receive feedback and input from the community and business owners
  • Start building the Parking Study
CITYWIDE SURVEY ZONES

Legend:
- City Hall
- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5N
- Zone 5S
- Railroad
STUDY TASKS

- Task 1 – Field Data Collection
- Task 2 – Data Analysis
- Task 3 – Parking Strategies, Recommendations & Community Input
Task 1 - FIELD DATA COLLECTION

- Latest Technology:
  - GPS & Dash Cameras

- Parking Supply

- Parking Demand

2018/05/02 16:21:41
Task 2 – PARKING ANALYSIS

• 85% Parking Utilization Rate

Parking Utilization Color Key
- Less than half of the on-street parking is occupied.
- More than half of the on-street parking is occupied. Only about 2 of every 7 spaces are still open.
- Very few parking spaces are available. Only 1 of every 7 spaces is still open.

7 Available On-Street Parking Spaces

6 Cars Parked On-Street

→ 6 cars ÷ 7 spaces ≈ 85% Utilized
Task 2 – PARKING ANALYSIS

Best Citywide Parking Utilization Period: Tuesday Morning (AM) Period

- Parking Utilization
  - Zone 1 = 65%
  - Zone 2 = 69%
  - Zone 3 = 59%
  - Zone 4 = 54%
  - Zone 5N = 36%
  - Zone 5S = 43%

Citywide: 57% of all available on-street parking occupied
Task 2 – PARKING ANALYSIS

Worst Citywide Parking Utilization: Weekday Late Night (LN) Period

- Parking Utilization
  - Zone 1 = 92%
  - Zone 2 = 93%
  - Zone 3 = 77%
  - Zone 4 = 68%
  - Zone 5N = 47%
  - Zone 5S = 57%

Citywide:
76% of all available on-street parking occupied
Task 2 – PARKING ANALYSIS

Weekend Citywide Parking Utilization: Saturday Mid-day (SAT-MD) Period

- Parking Utilization
  - Zone 1 = 73%
  - Zone 2 = 92%
  - Zone 3 = 93%
  - Zone 4 = 73%
  - Zone 5N = 46%
  - Zone 5S = 55%

Citywide: 78% of all available on-street parking occupied
Task 2 – PARKING ANALYSIS

Parking Utilization:
No Street Sweeping vs. Street Sweeping (7:30am – 11:30am)

Without Street Sweeping
Parking Utilization: 62%

With Street Sweeping
Parking Utilization: 86%
CAUSES OF PARKING ISSUES

High Population Density

Automotive Dependency

Lack of Alternative Transportation Modes

School Parking, Pick-up & Drop-Off

Behavior Related Parking Issues

Public Street Regulations
TASK 3 - Practical/Short-Term Solutions which can be implemented now

- Red Curb Reduction for Extra On-Street Parking Space
- Stripe Parallel On-Street Parking Stalls
- Increase Code Enforcement; Additional Parking Enforcement Officers/Community Service Officers
- Promote Public Notice of Existing Transit Services

- Promote Use of City Parking Lots
- Remove Barriers to Driveway Sight Angles and Install Minor Red Curb
- Allow Driveway Widening on Private Property
TASK 3 - Practical/Mid-Range Solutions which can be implemented in 1-5 years

- Local Ordinance to reduce 15' fire hydrant requirement to 10'
- Active Transportation Plan (ATP) Projects
- Design and build new and improved pedestrian paths on school routes and to shopping centers
- Convert parking lanes to bicycle lanes
- Encourage employers on Ridesharing Incentive Programs
- Consider angled parking reconfiguration on wider streets
- Increase City's minimum driveway apron standard (from 10' to 12') and allow widening
TASK 3 - Practical/Long-Term Solutions which can be implemented in 5-10 years

- Expand Citywide Parking Enforcement Program
- Invest in Long-Range Transportation Alternatives (e.g., EcoRapid Light Rail)
- Implement the City's Bicycle Facility Master Plan
- Expand the City's Preferential Parking Districts (PPD) Program
- Invest in "First-Mile/Last-Mile" Improvements and Enhancements
• All persons will be treated with respect.

• One person speaks at a time, so we can hear all comments.

• Share the airtime. Please limit your comments to 2-3 minutes.
NEXT STEPS

• Continue Meeting with the Community and Gather Information from Different Outreach Meetings

• Compile Comments and Suggestions

• Prioritize and Incorporate Public Feedback
  • Short-, Mid- and Long-Term Recommendations for each Zone

• Consultant and Executive Team to Finalize Study
  • Final Citywide Parking Study Report
  • City Council Presentation
QUESTIONS & COMMENTS

CITY OF SOUTH GATE

CITYWIDE PARKING STUDY

Community Meeting – 6:00 p.m.