



## ***Planning Commission Agenda***

**Tuesday, March 16, 2021 at 7:00 p.m.**

**TELECONFERENCE  
DIAL-IN-NUMBER: 1-669-900-6833  
MEETING ID: 832 8619 0438#  
<https://us02web.zoom.us/j/83286190438>**

**Call To Order**

**Pledge Of Allegiance**

**Roll Call**

**City Officials:**

**CHAIRPERSON**

Jenny Perez

**COMMISSIONERS**

Jose Delgado

Jose De La Paz

Diego Sepulveda

**VICE CHAIRPERSON**

Fabiola Inzunza

### **COVID 19 Meeting Procedures**

Pursuant to Governor Newsom's Executive Order N-29-20, dated March 17, 2020, members of the Planning Commission, staff, and the public will participate in the March 16, 2021 meeting via a teleconference. To avoid exposure to COVID-19 this meeting will be held with Planning Commission Members participating via teleconference by calling Dial-in-Number 1-669-900-6833 and Meeting ID: 832 8619 0438# and <https://us02web.zoom.us/j/83286190438>.

Additionally, you may submit your comments electronically by emailing Erika Soriano, Administrative Services Coordinator at [esoriano@sogate.org](mailto:esoriano@sogate.org).

**Procedure for Participation:**

Any person wanting to participate may request to "speak" on an agenda item. Once acknowledged and authorized by the Chairperson the person may speak. Alternatively, any person may submit comments on an item electronically by emailing [esoriano@sogate.org](mailto:esoriano@sogate.org). Submission by email must be received 30 minutes prior to the posted start time of the meeting if emailing subject.

Subject line should read: **COMMENT FOR ITEM NO. \_\_\_\_\_, MEETING OF MARCH 16, 2021.**

Please note, you will enter the meeting muted, but if you want to comment on an Agenda Item or during the public comment portion of the Agenda, raise your hand or press \*9 at the appropriate time indicated by the Chairperson. When you are selected to speak, you will hear that you are unmuted, this is the time to make your public comments. Your patience with these changes is appreciated as the City adjusts to new ways of conducting business during the COVID-19 pandemic. Thank you.

**Accessibility:**

Reasonable accommodations for individuals with disabilities will be handled on a case-by-case basis and in accordance with the Americans with Disabilities Act and Governor Newsom's Executive Order N-29-20. Please call the Community Development Department at (323) 563-9529.

**Report On Posting**

I, Erika Soriano, Administrative Coordinator, certify that a true and correct copy of the foregoing meeting agenda was properly posted on March 11, 2021 at 6:00p.m., as required by law.

**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 Planning Commission meeting of February 2, 2021.

Documents:

[ITEM NO. 1.PDF](#)

**Item No. 2**

The Planning Commission will conduct a public hearing for Conditional Use Permit No. 841 to permit an urgent care office use for property located at 4155 Tweedy Boulevard.

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.

Audience Comments

City Staff Comments

Planning Commission Comments

## **Adjournment**

Adjournment to the Regular Planning Commission meeting on Tuesday, April 6, 2021 at 7:00 p.m.

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, March 29, 2021.

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](http://www.cityofsouthgate.org)

MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, FEBRUARY 2, 2021

**INTRODUCTORY PROCEDURES**

Vice Chairperson Fabiola Inzunza called the meeting to order at 7:01 P.M.

The Pledge of Allegiance was led by Commissioner Jose Delgado.

**ROLL CALL:** By Erika Soriano, Recording Secretary.

**Present:** Vice-Chairperson Fabiola Inzunza, Commissioners Jose Delgado, Jose De La Paz, and Diego Sepulveda.

**Absent/Excused:** Chairperson Jenny Perez

**Staff:** Interim Community Development Director Paul Adams, Management Analyst Dianne Guevara, Senior Planner Erika Ramirez, 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 Planning Commission meeting of January 19, 2021. Commissioner Diego Sepulveda moved and Commissioner Jose De La Paz seconded the motion to approve the Planning Commission minutes of January 19, 2021.

Roll call vote was taken as follows:

Chairperson Jenny Perez:	Absent
Vice Chairperson Fabiola Inzunza:	Yes
Commissioner Jose Delgado:	Yes
Commissioner Jose De La Paz:	Yes
Commissioner Diego Sepulveda	Yes

The motion carried (4-0), with Chairperson Jenny Perez absent and all present Commissioners in favor.

**2. PUBLIC HEARING      TENTATIVE PARCEL MAP NO. 83212 FOR PROPERTY LOCATED AT  
8401 QUARTZ AVENUE**

Senior Planner Erika Ramirez gave a presentation regarding the Tentative Parcel Map No. 83212. This item is a request by Daryl Kessler. KES Technologies, on behalf of PQ Corporation to subdivide one (1) 8.20 acre lot into two (2) lots identified as Parcel 1 at 5.955 acres and Parcel 2 at 2.245 acres. The lots comply with development standards within the M-3 zone. Parcel I will be 5003022.1 - .235.37 maintained as is, and will continue to operate in its current capacity. Parcel 2 will have minor modifications. The five (5) existing storage tanks will be emptied and demolished, the existing office and warehouse buildings will be vacated but will remain in place, the two existing water towers will also remain in place. The intent of the applicant is to sell the newly created Parcel 2

and it is understood that any future development will comply with the Design Review process and will be subject to entitlements and approvals as determined by the proposed use.

Vice Chairperson Fabiola Inzunza opened the public hearing for comments.

Recording Secretary Erika Soriano read an email received for tonight's Public Hearing from Matthew Payne ([mpayne.klprop@gmail.com](mailto:mpayne.klprop@gmail.com)).

I represent GeoFlex and its subsidiary, Petrochem Marketing, the owners and occupants, respectively, of 4242 Santa Ana Street, South Gate, the property adjoining the new parcel to be created by the Tentative Parcel Map No. 83212, 8401 Quartz Ave., (APN 6215-003-015), submitted by KES Technologies on behalf of the PQ Corporation. This is to advise the city Planning Commission and city staff that Geo Flex and Petrochem Marketing support the parcel map application and the creation of the new parcel.

There being no other comments, Vice Chairperson Fabiola Inzunza closed the public hearing.

Commissioner Jose Delgado asked if there was going to be any impact on the demolition on the surrounding areas. Senior Planner Erika Ramirez informed the Commission that the developer would need to obtain a demolition permit and the Building and Safety division would monitor the process.

Commissioner Jose De La Paz inquired the content of the storage tanks.

Katherine Brown, applicant representative informed the Commission that she was not aware of the content of the storage tanks, but if there was any toxic chemicals the developer would follow the EPA demolition process.

Commissioner Jose Delgado inquired what is in the surrounding area of the project site. Senior Planner Erika Ramirez informed the Commission that the surrounding area is Industrial and Commercial.

Commissioner Jose Delgado moved and Commissioner Jose Delgado seconded to accept the Commissioner Jose De La Paz seconded to accept the determination that this project is Categorically Exempt from the California Environmental Quality Act under Class 15 Section 15315 of the State CEQA Guidelines; adopt the findings as outlined in Resolution No. 2021-01 and approve Tentative Parcel Map No. 83212, subject to the recommended conditions of approval.

Roll call vote was taken as follows:

Chairperson Jenny Perez:	Absent
Vice Chairperson Fabiola Inzunza:	Yes
Commissioner Jose Delgado:	Yes
Commissioner Jose De La Paz:	Yes
Commissioner Diego Sepulveda	Yes

The motion carried (4-0), with Chairperson Jenny Perez absent and all present Commissioners in favor.

### **3. PUBLIC MEETING      PROPOSED SIGN THEME FOR SOLA APARTMENTS LOCATED AT 10920 GARFIELD AVENUE**

Senior Planner Erika Ramirez gave a presentation regarding the proposed theme for Sola Apartments located at 10920 Garfield Avenue. The Planning Division received an application on December 10, 2020 from Michele Kazerooni of Outdoor Dimensions LLC on behalf of the property owner, JPI California Construction LLC to install two (2) wall signs at the Sola Apartments located at 10920 Garfield Avenue. According to Chapter 11.36

Signs of the South gate Zoning Code, any development subject to an administrative or design review, shall include a proposed sign theme as a requirement of the administrative or design review. The sign theme is to be reviewed and approved by the Planning Commission. The Sola Apartments was approved as the Garfield Apartments in 2017 as Design Review Case No. 2017-01; therefore, it is subject to a sign theme to be reviewed and approved by the Planning Commission.

Vice Chairperson Fabiola Inzunza opened the public meeting for comments.

Commissioner Jose De La Paz, asked if the apartments are located where the former indoor shopping center was. Interim Community Development Director Paul Adams informed the Commission that the former indoor shopping center was located there.

Commissioner Diego Sepulveda moved and Commissioner Jose De La Paz seconded to approve Resolution No. 2021-03 approving the proposed sign theme for the Sola Apartments located at 10920 Garfield Avenue.

Roll call vote was taken as follows:

Chairperson Jenny Perez:	Absent
Vice Chairperson Fabiola Inzunza:	Yes
Commissioner Jose Delgado:	Yes
Commissioner Jose De La Paz:	Yes
Commissioner Diego Sepulveda	Yes

The motion carried (4-0), with Chairperson Jenny Perez absent and all present Commissioners in favor.

#### **4. PUBLIC MEETING      6<sup>th</sup> CYCLE HOUSING ELEMENT UPDATE**

Senior Planner Erika Ramirez gave a presentation regarding the 6<sup>TH</sup> Cycle Housing Element update. The City of South Gate is in the process of updating the Housing Element for the 2021-2029 Planning Period, known as the 6th Cycle. The services of Veronica Tam and Associates have been retained by the City to prepare an update to the Housing Element (6th Cycle) in compliance with State law. This report is the first milestone in the timeline developed by the consultant. The next Planning Commission hearing to discuss the Housing Element is tentatively scheduled for May 2021.

Veronica Tam, consultant of Veronica Tam and Associates, provided a power point presentation regarding the Housing Element. The Housing Element is one of the seven required elements of the General Plan. It is an assessment of the City's housing needs and how to best accommodate the existing and future housing needs of the City. The Housing Element is required to be updated every eight years. For the Southern California (SCAG) region, the statutory deadline for the Housing Element to be adopted is October 15, 2021. Per state law, the Housing Element is required to include the following components: A detailed analysis of the City's demographic, economic and housing characteristics; Identification of governmental and nongovernmental constraints to housing production; A review of the City's progress in implementing current housing policies and programs; Development of goals and policies along with programs to implement them; and, Identification of sites within the City that could accommodate new housing to meet the City's regional housing needs assessment (RHNA) allocation. A full draft of the Housing Element will be presented to the Planning Commission in May, 2021.

Vice Chairperson Fabiola Inzunza opened the public meeting for comments.

Delia asked what type of community engagement will take place to ensure resident's needs. How does the Housing Element work with inclusionary housing?

Melody Cuevas, spoke in favor of the Inclusionary Housing Ordinance. Ms. Cuevas expressed the need of affordable housing to prevent homelessness.

Amanda Tapia asked what will community outreach look like for the Housing Element? Ms. Tapia is requesting the City to implement renter protection and less rigorous ADU ordinance.

Recording Secretary Erika Soriano read an email received for tonight's meeting item No. 4 from Magdalena Chavez (maleh1994@gmail.com).

*My name is Magdalena and I am a South Gate resident. With 57% of our community facing housing burden, it is crucial that we focus on helping our own community instead of finding a way to profit off of them for the sake of developers. I am in support of the people of South Gate's demand and ask that at least 20% of the dwellings in your residential project be offered to residents who have very low, low, and moderate income. Our low income community is in need of your support and providing an easy transition into a stable home is necessary.*

Vice Chairperson Fabiola Inzunza closed the audience portion and requested staff to answer the questions the audience had.

Senior Erika Ramirez, informed the Commission that the consultant will develop a timeline for public outreach.

Vice Chairperson Inzunza emphasized the importance of Community engagement for the Housing Element update.

Veronica Tam spoke in detail regarding the Housing Element component - Housing Need Assessment - will touch on Inclusionary Housing and other housing needs that the City requires. Also, Ms. Tam spoke in detail regarding the Housing Element component Development Regulations- will touch on current rules and regulations does not constrain new housing development.

Commissioner Jose Delgado asked how many Housing Affordability Convents does the City have and how many are expiring. Veronica Tam informed the Planning Commission that the Housing Element will have that information.

Interim Community Development Director Paul Adams informed the Planning Commission that the City has several Housing Affordability Convents and the term of the covenants are 55+ years.

Commissioner Diego Sepulveda asked if they're should be other stakeholders involved in the development of the Housing Element. Consultant Veronica Tam suggested college students, but the stakeholders should be chosen by the City.

Commissioner Diego Sepulveda asked if the Planning Commission will receive the Inclusionary Housing Ordinance before May, 2021. Community Development Director Paul Adams informed the Commission that staff is working on the Inclusionary Ordinance.

Commissioner Jose Delgado moved and Commissioner Diego Sepulveda seconded to receive and file the 6<sup>th</sup> Cycle Housing Element Update.

Roll call vote was taken as follows:

Chairperson Jenny Perez:                      Absent

Vice Chairperson Fabiola Inzunza: Yes  
Commissioner Jose Delgado: Yes  
Commissioner Jose De La Paz: Yes  
Commissioner Diego Sepulveda Yes

The motion carried (4-0), with Chairperson Jenny Perez absent and all present Commissioners in favor.

**Audience Comments**

None.

**City Staff Comments**

Management Analyst Dianne Guevara provided an update on the below projects and events;

- Compator Inc., has been awarded CDBG funding to administer a Rental Assistance program to assist South Gate residents to pay their rent. Applications are available at Compator facility and on the City’s website.
- The Chamber of Commerce and Hub Cities will be hosting a virtual Small Business Town Hall on Wednesday, February 10 at 9:00am to discuss various resources available to Small Businesses in the City of South Gate.
- BetTzedek in partnership with the City will host a Business Workshop on February 18, 2021 at 12:30pm via zoom and the topic will be “Taxes 101.” Small businesses will be invited to the online event via email blast, social media, and City website. BetTzedek will be hosting monthly online workshops on various topics.

Senior Planner Erika Soriano, the Planning Division is receiving electronic Plans and approving electronic; updated city website to include a page for ADU and City staff developed a quick reference ADU guideline.

**Planning Commission Comments**

Commissioner Jose Delgado requested an update on the recruitment for the City Manager position.

Interim Community Development Director Paul Adams informed the Commission that the City Council has hired a company to recruit for the City Manager.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chairperson Jenny Perez adjourned the meeting to February 16, 2021. The meeting was adjourned at 8:54 P.M.

Respectfully,

\_\_\_\_\_  
Paul Adams, Acting Secretary

APPROVED:

\_\_\_\_\_  
Jenny Perez, Chairperson



**City of South Gate**  
**PLANNING COMMISSION**

**AGENDA BILL**

For the Regular Meeting of: **March 16, 2021**

Assistant Planner:  **Yamilet Brizuela** Interim Community Development Director:  **Paul L. Adams**

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**SUBJECT: CONDITIONAL USE PERMIT NO. 841 TO PERMIT AN URGENT CARE (MARQUE URGENT CARE) OFFICE USE, AT 4155 TWEEDY BOULEVARD.**

**PURPOSE:** To consider a request for a Conditional Use to allow an urgent care office (Marque Urgent Care) within approximately 1,850 square feet of a tenant improvement (TI) within an existing building under remodel for a market (Northgate Market) located at 4155 Tweedy Boulevard. Chapter 4.4B of the Tweedy Boulevard Specific Plan allows urgent care medical services in the Tweedy Mixed-Use 2 (TMU2) zone with a Conditional Use Permit approved by the Planning Commission.

**RECOMMENDED ACTION:** Continue the public hearing to the April 6, 2021 Planning Commission meeting.

**PUBLIC NOTIFICATION:** Advertising and notification of the public hearing for this item was conducted in compliance with Chapter 11.50, Title 11 of the South Gate Municipal Code. Notice of the hearing was originally posted and published in the *Los Angeles Wave* newspaper on March 4, 2021. In addition, notices were mailed to property owners and addresses located within 1,000 feet of the property.

**REQUEST FOR CONTINUATION:** The Department of Community Development's Planning Division is requesting a continuation of the public hearing for Conditional Use Permit No. 841 (CUP) to allow additional time for the applicant to address the Department of Public Work's comments, pertaining to the applicant's traffic letter and for the applicant to provide further clarification of the operations details of Marque Urgent Care.

**ATTACHMENTS:** A: Notice of Public Hearing

**PUBLIC NOTICE  
CITY OF SOUTH GATE  
PLANNING COMMISSION**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the City of South Gate at their March 16, 2021 meeting continued a public hearing for proposed Conditional Use Permit No. 841 to the to the next regular Planning Commission meeting of April 6, 2021.

**DATE OF HEARING:** Tuesday, April 6, 2021  
**TIME OF HEARING:** 7:00 pm  
**LOCATION OF HEARING:** Members of the public wishing to observe the meeting may join through a Call-in Conference. For the updated Dial-In Number and Conference Code for the March 16<sup>th</sup> Planning Commission meeting please visit the City's website at [www.cityofsouthgate.org/AgendaCenter](http://www.cityofsouthgate.org/AgendaCenter).

**PROJECT LOCATION:** The project site is located at 4155 Tweedy Boulevard.

**PROJECT DESCRIPTION:** Conditional Use Permit No. 841 to allow for a tenant improvement (TI) within an existing building under remodel for Northgate Market to commit about 1,850 square feet of the tenant space within the market for an urgent care office use. The property is zoned TMU2 (Tweedy Mixed-Use 2) and located within the Tweedy Blvd Specific Plan area, which requires a Conditional Use Permit for a medical service use. This Northgate Market is still under construction, which it will include a Prospera Gonzalez (money order service) and a walk-up taqueria.

**ENVIRONMENTAL REVIEW:** This project is Categorically Exempt under Class 1 Existing Facilities Section 15301 of the California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

**INVITATION TO BE HEARD:** All interested persons are invited to the public hearing to be heard in favor of or in opposition to the proposed project or to provide comments. In addition, written comments may be submitted to the Community Development Department prior to the hearing. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this Notice, or in written correspondence delivered to the City of South Gate prior to or at the public hearing.

Those desiring a copy of the staff report or further information related to this project should contact:

Contact: Yamillet Brizuela, Assistant Planner	Mailing Address: Community Development Department
Phone: 323-563-9514	City of South Gate
E-mail: <a href="mailto:ybrizuela@sogate.org">ybrizuela@sogate.org</a>	8650 California Avenue
	South Gate, CA 90280-3075

Paul Adams  
Interim Community Development Director

ESPAÑOL  
Información en Español acerca de esta junta puede ser obtenida llamando al 323-563-9514

Dated: March 25, 2021