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

Tuesday, July 16, 2019 at 7:00 p.m.

Call To Order
Pledge Of Allegiance
Roll Call
Report On Posting

City Officials:

CHAIRPERSON
Gil Hurtado

COMMISSIONERS
Sylvia Masushige
Jose Delgado

VICE CHAIRPERSON
Jenny Perez
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 June 18, 2019.

Documents:

ITEM NO. 1.PDF

Item No. 2
The Planning Commission will consider an extension for Tentative Parcel Map No. 74973 for property located at 12411 Industrial Avenue.

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, August 6, 2019 at 7:00 p.m.

I, Victor H Ferrer, Management Analyst, certify that a true and correct copy of the foregoing Meeting Agenda was properly posted on July 11, 2019, at 5:00 p.m., as required by law.

Victor H Ferrer, Management Analyst  

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, July 29, 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) 563-54111 *

www.cityofsouthgate.org
INTRODUCTORY PROCEDURES

Chairperson Gil Hurtado called the meeting to order at 7:04 P.M.

The Pledge of Allegiance was led by Commissioner Sylvia Masushige.

ROLL CALL: By Victor H Ferrer, Management Analyst/Recording Secretary.

Present: Chairperson Gil Hurtado, Commissioner Sylvia Masushige, Jose Delgado and Carlos Velasquez.

Absent/Excused: Vice-Chairperson Jenny Perez.

Staff: Director of Community Development Joe Perez, Administrative Services Coordinator Erika Soriano, Management Analyst Dianne Guevara, Management Analyst Victor Ferrer.

REPORT ON POSTING: By Victor H Ferrer, Management Analyst/Recording Secretary.

1. MINUTES

The Planning Commission considered approving the minutes for the regular Planning Commission meeting of June 4, 2019.

Director of Community Development Joe Perez presented the minutes and recommended approval with a change in the section where Chairperson Hurtado discusses a proposed modification in compensation for Planning Commissioners. The amount stated should have been $200 rather than $250.

Chairperson Hurtado confirmed his statement and concurred with the proposed change to the minutes recommended by Director Perez.

Commissioner Velasquez motioned and Commissioner Delgado seconded the motion to approve the Planning Commission minutes of June 4, 2019 with the aforementioned correction. The motion carried (4-0) with all Commissioners in favor.

2. PRESENTATION DISCUSS PLANNING COMMISSION MEETINGS

Director Perez presented the item and explained that the item was continued from last meeting. This item was on the agenda at the request of Chairperson Hurtado.

Chairperson Hurtado explained the reason behind his request to place this item for discussion. Chairperson Hurtado expressed his concerns over lack of quorums and the difficulty of making plans with family when it is uncertain if a Planning Commission meeting will take place or be cancelled. Chairperson Hurtado also expressed that all Commissioners should have sufficient time to make plans with family and not be notified in a short amount of time if a meeting is cancelled due to lack of quorum or lack of agenda items. Chairperson Hurtado recommended that the regular meetings change from twice per month, to once per month and the compensation to Planning Commissioners change as well, from $125 per meeting to $200 per month.
Commissioner Velasquez commented on the information regarding the total meetings held in a twelve month period and the amount of meetings that were cancelled. Commissioner Velasquez concluded that the information provided does not reflect negatively on the Planning Commission or staff due to some of the reasons for canceling Planning Commission meetings since they were out of the control of Commissioners and staff. Commissioner Velasquez also expressed his preference in consolidating agenda items when some meetings only have a “receive and file” item.

Chairperson Hurtado mentioned his concern about having two regular meetings and the effect it has on the time and cost spent to have the City Attorney and staff attend.

Commissioner Delgado mentioned that he concurred with the comments made by Commissioner Velasquez. Commissioner Delgado stated that he does not believe that consolidating a meeting will reduce the cancellation of meetings for lack of quorum, and that staff does its best to notify as early as possible when a meeting will be cancelled.

Commissioner Masushige expressed concern over items that require immediate action and the impact it can have on developments.

Commissioner Velasquez concurred with Commissioner Masushige’s comment and elaborated about the perception developers have with City Planning and the dangers of creating a hurdle for developers by decreasing the amount of Planning Commission meetings.

Chairperson Hurtado opened the item to the public for discussion.

Resident Virginia Johnson, 5751 McKinley Avenue, agreed with consolidating the meetings to once per month and expressed that if an additional meeting is needed, staff can request a special meeting.

There being no comments from the audience Chairperson Hurtado closed the public comment for this item.

Chairperson Hurtado motioned and Commissioner Delgado seconded to receive and file the item. The motion carried (4-0), with all Commissioners in favor.

3. PRESENTATION DISCUSS ACCESSORY DWELLING UNITS.

Director Perez presented the item and informed that this item was requested to be brought back to the Planning Commission with additional information regarding the City Council’s action on accessory dwelling units.

Chairperson Hurtado requested that Vice Chairperson Perez be provided the slide presentation made at the meeting and be informed about the agenda item and discussion taking place at tonight’s Planning Commission meeting.

Chairperson Hurtado opened the item for discussion.

Commissioner Delgado requested Director Perez to share what the overall comments were at the public hearings before adopting the accessory dwelling unit ordinance.

Director Perez shared that there were more people wanting leniency with the accessory dwelling unit requirements mostly due to having a large family.

Commissioner Velasquez asked, after the public hearings discussing accessory dwelling units, what was the City Council’s reasoning behind approving the ordinance.
Director Perez stated that the City Council considered the maps illustrating the number of homes that would be eligible for approval of an accessory dwelling unit request and by adopting a lenient ordinance, the negative impact it would have on street parking and traffic.

Commissioner Velasquez expressed concerns about the effect that denying accessory dwelling units will have, where residents may still continue with an unpermitted construction.

Chairperson Hurtado opened the item to the public for discussion.

Resident Virginia Johnson, 5751 McKinley Avenue, explained that the minutes for the City Council meeting held on March 12 gave a great overview about the comments made regarding the item discussing accessory dwelling units.

Chairperson Hurtado closed the item to the public for discussion.

Chairperson Hurtado commented that although the City Council has already approved an ordinance regulating accessory dwelling units, residents have the ability to appeal staff’s denial of an accessory dwelling unit application to the Planning Commission or apply for a variance. Chairperson Hurtado asked Director Perez what are the current staffing levels of the Code Enforcement Division.

Director Perez shared that at the direction from the City Council, the Community Development Department added code enforcement personnel, which includes: four full-time Code Enforcement Officers, one part-time Code Enforcement Officer that is dedicated to the weekends, and one Code Enforcement Officer that was previously with the Public Works Department addressing illegal dumping.

Chairperson Hurtado shared his concern regarding home buyers being cited for code violation and asked Director Perez to elaborate on the City’s pre-sale inspection process and procedure.

Director Perez informed the Commissioners about the pre-sale inspection process. Director Perez also expressed that, although the City’s Municipal Code requires pre-sale inspections to take place prior to the sale of a home, there are a few cases where a realtor or property owner, unfamiliar with the requirements, will conduct a sale without a pre-sale inspection.

Commissioner Delgado inquired if there were any discussions regarding implementing a pilot program to research the impacts lower accessory dwelling unit requirements will have in a neighborhood.

Director Perez stated that there were no discussions about a pilot program.

Commissioner Velasquez motioned and Commissioner Delgado seconded the motion to receive and file the item. The motion carried (4-0), with all Commissioners in favor.

**General Business**

Director Perez thanked the Planning Commission for their well wishes and condolences for him and his family. Director Perez also shared that at the request of Commissioner Masushige, staff has attached a list of upcoming events to the Planning Commission Agenda that is sent via email. Director Perez also shared with the Planning Commission the current tenant improvements taking place at the Target store located on Firestone Boulevard and Garfield Avenue. The Director also shared that the figures from the 2019 Homeless Count have been released.

Commissioner Delgado mentioned that the Homeless Count is not meant to be an exact count of homeless individuals; instead, it is an overview of a visual count of homeless individuals in a particular area.
Director Perez also shared the staffing levels in the Community Development Department and upcoming employment opportunities within the Planning Division; specifically, two paid Planning Interns, an Assistant Planner and the Senior Planner positions.

**Audience Comments**
None.

**City Staff Comments**
None.

**Planning Commission Comments**
None.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chairperson Hurtado adjourned the meeting to July 2, 2019. The meeting was adjourned at 8:14 P.M.

Respectfully,

______________________________
Perez, Secretary

APPROVED:

______________________________
Gil Hurtado, Chairperson
City of South Gate
PLANNING COMMISSION
AGENDA BILL
For the Regular Meeting of: July 16, 2019
Contract Planner: Steve Masura
Community Development Director: Joe Perez

SUBJECT: EXTENSION FOR TENTATIVE PARCEL MAP NO. 74973 FOR PROPERTY LOCATED AT 12411 INDUSTRIAL AVENUE

PURPOSE: To grant a one-year extension to Tentative Parcel Map (TPM) for property located at 12411 Industrial Avenue. Chapter 12 of the South Gate Municipal Code requires Planning Commission approval of TPM extensions. The TPM subdivides the industrial property into two parcels.

RECOMMENDED ACTIONS:

1. ACCEPT the determination that this project is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act per the previous approval of Resolution No. 2017-04; and

2. ADOPT Resolution No. 2019-06, extending Tentative Parcel Map No. 74973 for 12 months.

ENVIRONMENTAL EVALUATION: The project is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use onto four or fewer parcels when: the division is in conformance with the General Plan and Zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent.

ANALYSIS: On June 6, 2017, the Planning Commission granted the applicant’s Tentative Parcel Map.

As described in the Subdivision Map Act below, a Tentative Map shall expire 24 months after its approval and can be extended by the City for up to six (6) years after its initial term.

Section 66452.6 of the Subdivision Map Act states:

(a) An approved or conditionally approved tentative map shall expire 24 months after its approval or conditional approval, or after any additional period of time as may be prescribed by local ordinance, not to exceed an additional 12 months.
(b) Upon application of the subdivider filed prior to the expiration of the approved or conditionally approved tentative map, the time at which the map expires pursuant to subdivision (a) may be extended by the legislative body or by an advisory agency authorized to approve or conditionally approve tentative maps for a period or periods not exceeding a total of six years. The period of extension specified in this subdivision shall be in addition to the period of time provided by subdivision (a). Prior to the expiration of an approved or conditionally approve tentative map, upon an application by the subdivider to extend that map, the map shall automatically be extended for 60 days or until the application for the extension is approved, conditionally approved, or denied, whichever occurs first. If the advisory agency denies a subdivider’s application for an extension, the subdivider may appeal to the legislative body within 15 days after the advisory agency has denied the extension.

Additionally, the South Gate Municipal Code Section 12.10.070 (a)(1) for Final Maps states: “Prior to the two years expiration of the approved or conditionally approved tentative map or vesting tentative map or maps, the subdivider may cause the subdivision or any part thereof, to be surveyed and a final map to be prepared in accordance with the tentative or vesting tentative map as approved. Upon application of the subdivider, an extension not to exceed an additional twelve months may be granted. In the event the city planning commission denies a subdivider’s application for extension, the subdivider may appeal to the city council.”

On June 6, 2017 the Planning Commission adopted resolution No. 2017-04 approving Tentative Parcel Map No. 74973. Therefore, the initial two-year term for Tentative Parcel Map No. 74973 expired on June 6, 2018. The applicant has filed a timely request on May 29, 2019 for a one year time extension. If the Planning Commission approves a one year time extension, the map would expire on July 16, 2020.

**BACKGROUND:** This was originally a request by Huu Thong, on behalf of JR & CO, LLC to allow a two-lot subdivision of the underlying parcel at 12411 Industrial Ave. The property is located at the northwest corner of Industrial Avenue and Century Boulevard with the nearest major intersection at Century Boulevard and Garfield Avenue. The zoning designation for the property is M-2 (Light Manufacturing) and is located within the Hollydale Specific Plan area. The surrounding land uses to the north include an ice cream truck fleet and service yard within the M2 (Light Manufacturing) Zone. Properties to the east include single-family residences within the NL (Neighborhood Low) Zone. Immediately to the South are the Glen Anderson I-105 Freeway and the City of Paramount. Properties to the west include the Union Pacific Railroad, a recycling center and a furniture warehouse.

The proposed parcel map would subdivide the site into two parcels. Lot No. 1, which is approximately 69,817 square feet in size, is the larger of the two lots and is located at the southwest portion of Century Boulevard and Industrial Avenue. The business imports and distributes a large range of yarns and fibers for fabrics and apparel companies in the region. Nextrade and Texever will continue to occupy the existing building. Lot No. 2 measures approximately 39,979 square feet and is located at the northwest portion of Century Boulevard and Industrial Avenue. JR & CO. LLC intends to develop the newly created parcel in the future for the expansion of Nextrade and Texever.
PROPERTY SUMMARY

Applicant: 
Huu Thong
835 Massion St.
South Pasadena, CA 91030

Property Owner: 
JR & CO, LLC
1840 S Floyd Court
La Habra, CA 90631

Site Features: 
Lot size: 2.7 acres

Property Address: 
12411 Industrial Ave.
South Gate, CA 90280

Assessor's Parcel No. 
6243-026-019

Zoning Designation: 
Light Manufacturing (M-2) Zone

General Plan Designation: 
Industrial

Surrounding Land Uses: 
North: Industrial
South: I-105 Freeway
East: Residential
West: Rail-line/Industrial

ATTACHMENTS: 
A. Location Map and Aerial
B. Proposed Resolution No. 2019-06
C. Agenda Bill and Resolution 2017-04 for previous approval
D. Extension Request
RESOLUTION NO. 2019-06

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SOUTH GATE, CALIFORNIA,
APPROVING AN EXTENSION TO TENTATIVE PARCEL MAP NO. 74973

WHEREAS, April 4, 2017 the Department of Community Development received an application from Huu Thong on behalf of JR & CO LLC for Tentative Parcel Map No. 74973 to allow a two-lot subdivision of the underlying parcel at 12411 Industrial Avenue; and

WHEREAS, the Planning Commission upon giving the required notice did, on the sixth day of June, 2017, conduct a duly advertised public hearing as required by law to consider said tentative parcel map. Notice of the hearing was originally published in the “Los Angeles Wave” newspaper on May 25, 2017; and

WHEREAS, the Planning Commission determined that the proposed Tentative Parcel Map No. 74973 is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act and that a Notice of Exemption will be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted; and

WHEREAS, June 6, 2017 the Planning Commission approved Resolution No. 2017-04 approving Tentative Parcel Map No. 74973; and

WHEREAS, May 29, 2019, the applicant submitted a written request for a one year extension to the Tentative Parcel Map No. 74973 Planning Commission approval that per South Gate Municipal Code Section 12.10.070 (a)(1) indicates that a tentative parcel map expires two years from date of approval if the final map is not recorded and allows for a one year extension upon application by the subdivider applicant.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate, pursuant to the facts, noted above does hereby approve a one year extension to Tentative Parcel Map No. 74973 to consolidate underlying parcels to two parcels, subject to the conditions of approval contained in Resolution No. 2017-04.
This approval was adopted by the following vote at the Planning Commission meeting of July 16, 2019.

AYES:

NOES:

ABSENT:

NOT VOTING:

APPROVED and ADOPTED this 16th day of July, 2019.

Joe Perez, Secretary
City Planning Commission

APPROVED:

____________________
Gil Hurtado
Chairperson
City Planning Commission
City of South Gate
PLANNING COMMISSION
AGENDA BILL

For the Regular Meeting of: June 6, 2017
Assistant Planner: Community Development Director:

SUBJECT: TENTATIVE PARCEL MAP NO. 74973 FOR PROPERTY LOCATED AT 12411 INDUSTRIAL AVENUE

PURPOSE: To consider a Tentative Parcel Map for property located at 12411 Industrial Avenue Chapter 12 of the South Gate Municipal Code requires a public hearing for parcel maps and requires Planning Commission approval.

RECOMMENDED ACTIONS:

1. CONDUCT a public hearing.

2. ACCEPT the determination that this project is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act;

3. ADOPT the findings as outlined in Resolution No. 2017-04; and

4. APPROVE Tentative Parcel Map No. 74973 subject to the recommended conditions of approval, as contained in Resolution No. 2017-04, and any other limitations and/or conditions the Planning Commission may wish to impose.

PUBLIC NOTIFICATION: Advertising and notification of the public hearing for the application was conducted in compliance with Chapter 11.42, Title 11 of the South Gate Municipal Code. Notice of the hearing was originally published in the “Los Angeles Wave” and mailed to surrounding properties on May 25, 2017.

ENVIRONMENTAL EVALUATION: The project is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use onto four of fewer parcels when: the division is in conformance with the General Plan and Zoning; no variances or exceptions are required; all services and access to the proposed parcels to local standards are available; the parcel was not involved in a division of a larger parcel within the previous 2 years; and the parcel does not have an average slope greater than 20 percent.

ANALYSIS: This item is a request by Huu Thong, on behalf of JR & CO, L.I.C. to allow a two-lot subdivision of the underlying parcel at 12411 Industrial Ave. The property is located at the northwest corner of Industrial Avenue and Century Boulevard with the nearest major intersection at Century Boulevard and Garfield Avenue. The zoning designation for the property is M-2 (Light Manufacturing) and is located within the Hollydale Specific Plan area. The surrounding land uses to the north include an ice cream truck fleet and service yard within the M2 (Light Manufacturing)
Zone. Properties to the east include single-family residences within the NL (Neighborhood Low) Zone. Immediately to the South are the Glen Anderson I-105 Freeway and the City of Paramount. Properties to the west include the Union Pacific Railroad, a recycling center and a furniture warehouse.

The property measures approximately 2.5-acres with one existing tilt-up concrete building where JR & CO. LLC has operated a yarn and textile manufacturing businesses since March 2012. The building faces Industrial Avenue and Century Boulevard and measures approximately 35,791 square feet in size and was originally developed in the mid-1990s. Currently, JR & CO. LLC operates two distinct businesses (Nextrade and Texever) for its corporate offices and textile businesses at the subject property.

Nextrade was founded in 1999; the textile business specializes in importing and distributing a large range of yarns and fibers. End-user brands and retailers for Nextrade include TJ MAXX, Macy’s, Ross, Abercrombie & Fitch and Buckle. Texever was founded in 2002; the fabric manufacturer and services apparel manufacturers supplies end-user brands such as Karen Kane, Coldwater Creek, Sears, Target and Ella Moss.

The proposed parcel map would subdivide the site into two parcels. Lot No. 1, which is approximately 69,817 square feet in size, is the larger of the two lots and is located at the southwest portion of Century Boulevard and Industrial Avenue. Nextra and Texever will continue to occupy the existing building. Lot No. 2 measures approximately 39,979 square feet and is located at the northwest portion of Century Boulevard and Industrial Avenue. JR & CO. LLC intends to develop the newly created parcel in the future for the expansion of Nextra and Texever.

The Department of Public Works has examined Tentative Parcel Map No. 74973, determined that it complies with City requirements and have provided preliminary conditions of approval (Attachment A).

The application for Tentative Parcel Map 74973 is in compliance with the general provisions of Title 12, the subdivision code of the City of South Gate. The title is enacted to establish procedures and requirements for the subdivision of real property within the City of South Gate. This application is consistent with the City of South Gate General Plan and adopted elements thereof.
PROPERTY SUMMARY:

Applicant:
Huu Thong
835 Massion St.
South Pasadena, CA 91030

Property Owner:
JR & CO, LLC
1840 S Floyd Court
La Habra, CA 90631

Site Features:
Lot size: 2.7 acres

Property Address:
12411 Industrial Ave.
South Gate, CA 90280

Assessor's Parcel No.
6243-026-019

Zoning Designation:
Light Manufacturing (M-2) Zone

General Plan Designation:
Industrial

Surrounding Land Uses:
North: Industrial
South: I-105 Freeway
East: Residential
West: Rail-line/Industrial

ATTACHMENTS:
A. Proposed Resolution No. 2017-04
   (Including Tentative Parcel Map and Conditions of Approval)
B. Public Hearing Notice
C. Notice of Exemption
RESOLUTION NO. 2017-04

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SOUTH GATE, CALIFORNIA,
APPROVING TENTATIVE PARCEL MAP NO. 74973

WHEREAS, April 4, 2017 the Department of Community Development received an application from Huu Thong on behalf of JR & CO LLC for Tentative Parcel Map No. 74973 to allow a two-lot subdivision of the underlying parcel at 12411 Industrial Avenue; and

WHEREAS, the Planning Commission upon giving the required notice did, on the sixth day of June, 2017, conduct a duly advertised public hearing as required by law to consider said tentative parcel map. Notice of the hearing was originally published in the “Los Angeles Wave” newspaper on May 25, 2017; and

WHEREAS, the Planning Commission determined that the proposed Tentative Parcel Map No. 74973 is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act and that a Notice of Exemption will be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act; and

WHEREAS, studies and investigations were made and a staff report with recommendations was submitted; and

WHEREAS, the Planning Commission determined that the facts of this matter are as follows:

1. On April 4, 2017 the Department of Community Development received an application from Huu Thong on behalf of JR & CO LLC for Tentative Parcel Map No. 74973 to allow a two-lot subdivision of the underlying parcel at 12411 Industrial Avenue; and

2. The application is being processed with a Categorical Exemption in accordance with the California Environmental Quality Act requirements; and should the Planning Commission and the City Council concur with Staff’s recommendation of a Categorical Exemption, a Notice of Exemption will be filed with the Los Angeles County Clerk.

3. The proposal will not be materially detrimental to the general welfare or injurious to the property or improvements in the vicinity and zone in which the property is located. The proposal is in conformance with the code requirement provisions of the South Gate Municipal Code.

WHEREAS, the Planning Commission made the following findings:

1. The proposed tentative parcel map is Categorically Exempt under Class 15 (Minor Land Divisions) Section 15315 of the California Environmental Quality Act.
2. The request is consistent with the intent of Section 12.06.020 (Tentative Parcel Map) of the Municipal Code.
3. The tentative parcel map complies with the City’s Zoning Ordinance and General Plan.

Attachment A
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate, pursuant to the facts, noted above does hereby approve Tentative Parcel Map No. 74973 (Exhibit 1) to consolidate underlying parcels to two parcels, subject to the conditions of approval contained in Exhibit 2.

BE IT FURTHER RESOLVED, that the Secretary of this Commission be directed to transmit to the City Council of said City, a copy of this resolution as the report of the findings and recommendations of the Planning Commission of said City with reference to Tentative Parcel Map No. 74973 in Final Map form.

This approval was adopted by the following vote at the Planning Commission meeting of June 6, 2017

AYES: Chairperson Velasquez, Vice-Chairperson Guevara, Commissioner Hurtado, and Commissioner Delgado

NOES: None

ABSENT: Commissioner Masushige

NOT VOTING: None

APPROVED and ADOPTED this 6th day of June, 2017.

APPROVED:

Carlos Velasquez
Chairperson
City Planning Commission

Attachment A
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of South Gate, pursuant to the facts, noted above does hereby approve Tentative Parcel Map No. 74973 (Exhibit 1) to consolidate underlying parcels to two parcels, subject to the conditions of approval contained in Exhibit 2.

BE IT FURTHER RESOLVED, that the Secretary of this Commission be directed to transmit to the City Council of said City, a copy of this resolution as the report of the findings and recommendations of the Planning Commission of said City with reference to Tentative Parcel Map No. 74973 in Final Map form.

This approval was adopted by the following vote at the Planning Commission meeting of June 6, 2017:

AYES:

NOES:

ABSENT:

NOT VOTING:

APPROVED and ADOPTED this 6th day of June, 2017.

_________________________________
Joe Perez, Secretary
City Planning Commission

APPROVED:

_________________________________
Carlos Velasquez
Chairperson
City Planning Commission

Attachment A
EXHIBIT 2

RESOLUTION NO. 2017-03
TENTATIVE PARCEL MAP NO. 74973
CONDITIONS OF APPROVAL

1. **Code Compliance**
   Unless otherwise waived, the Permittee shall comply with all applicable codes, laws, rules and regulations, including the Health, Building and Safety, Public Works, Fire, and Zoning of the City of South Gate.

2. **Compliance with Title 12 and California Subdivision Map Act**
   All requirements and procedures of Title 12 (Subdivisions) of the City of South Gate Municipal Code and California State Subdivision Act shall be met.

3. **Expiration of Tentative Parcel Map**
   The tentative parcel map will be null and void if not recorded within two years of initial approval per Section 12.10.050 of the City of South Gate Municipal Code.

4. **Building and Safety**
   No building sewer shall be located in a lot other than the lot that is the site of the building or structure by such sewer. Separate sewer lines will be required for each lot.

Attachment A
EXHIBIT 2 (Continued)

DEPARTMENT OF PUBLIC WORKS

INTEROFFICE MEMORANDUM

DATE: May 18, 2017

TO: Jessica Jimenez, Assistant Planner

FROM: Clint Herrera P.E., Assistant City Engineer

SUBJECT: PRELIMINARY CONDITIONS OF APPROVAL FOR PROPOSED TENTATIVE PARCEL MAP NO. 74973

DEVELOPMENT AT 12411 INDUSTRIAL AVENUE

The Public Works Department has reviewed the proposed development and provides the following preliminary conditions of approval pertaining to the subject project:

GENERAL

1. Comply with all requirements of the Subdivision Map Act. The map shall be prepared in conformance with Subdivision Map Act Section 66434.

2. Developer shall pay actual costs for the Parcel Map review. Developer shall submit a refundable deposit in the amount of $1,000 for the Parcel Map review.

3. The developer shall pay $126 per document for processing of legal documents for recordation.

4. Details shown on the tentative parcel map are not necessarily approved. Any details that are not consistent with the City's ordinances, general conditions of approval, or City Engineer's policies must be specifically approved during the final map or improvement plan review.

5. The City reserves the right to impose any new conditions of approval, plan check and/or permit fees approved by City Council subsequent to the Planning Commission's tentative eapproval of this map.

6. A preliminary Title Report (or a chain of title) prepared by the title company for the subdivision is required showing all fee interest holders and encumbrances. An updated title report shall be provided (not older than 90 days) before the final parcel map is released for filing with the County Recorder.

Attachment A
7. Monumentation of the parcel map boundaries, street centerline and lot boundaries is required for a map based on a field survey or record of survey. In the absence of such record, a licensed land surveyor shall set up all the missing monumentation.

8. One (1) mylar copy of the final parcel map prepared by, or under the direction of a Registered Civil Engineer authorized to practice land surveying, or a Licensed Land Surveyor, must be processed through the City Engineer's office and approved by the City Council prior to being filed with the County Recorder.

9. Prior to the release of the final map by the City, a refundable deposit in the amount of $1,000 shall be submitted by the developer to the City, which will be refunded upon receipt of the mylar copy of the filed map.

GRADING AND DRAINAGE

10. Prior to recordation of the final parcel map, grading and drainage plans must provide for contributory drainage from adjoining properties as approved by the City Engineer, including dedication of the necessary easements.

11. A grading and drainage plan must provide for each lot having an independent drainage system to the public street, to a public drainage facility, or by means of an approved drainage easement.

12. If required, Developer shall prepare a covenant, subject to City Engineer's approval, to allow cross-lot drainage.

13. Surface water generated from lot numbers 18-32 shall not drain over the sidewalk or driveway into the gutter on Industrial Avenue and Century Boulevard. A parkway drain is may be required for each lot.

RIGHT-OF-WAY DEDICATION AND EASEMENTS

14. This project requires a 5-feet dedication for public sidewalk purposes along the project site on Industrial Avenue.

15. The Parcel Map shall reserve easements for ingress and egress for the adjacent parcel/ lots.

16. Prior to execution of the map by City Engineer, submit a copy of the map and a letter from Los Angeles County stating that the Map was reviewed by the County for mathematical accuracy in compliance with the State Subdivision Map Act. Applicant shall pay all fees associated with such review.

17. Any required property in the form of Grant Deeds, easement, fee simple or irrevocable offerand any right-of-way vacation in form accepted by the City Engineer shall be shown on the map.

Attachment A
SEWER

18. The developer shall confirm that a separate sewer laterals is provided for each lot of the subdivision. If needed, the developer shall provide separate sewer laterals to serve each lot of the subdivision. The developer shall consult the City Engineer to determine the sewer location and design requirements.

19. The developer shall submit the sewer plans to the City and to the Los Angeles County Sanitation District for review. Approval must be assured prior to filing this subdivision map.

WATER

20. Tentative Parcel Map No. 74973 water purveyor is Golden State Water.

21. All lots shall be served by adequately sized water supply facilities, which shall include but not limited to fire hydrants of the size, type and location approved by the Los Angeles County Fire Department.

22. The developer shall submit an agreement and/or statement from the water purveyor and Los Angeles County Fire Department, satisfactory to the City Engineer, indicating that the subdivider is in compliance with all regulatory requirements.
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 will hold a public hearing on Tentative Parcel Map No. 74973

DATE OF HEARING: Tuesday, June 6, 2017
TIME OF HEARING: 7:00 pm
LOCATION OF HEARING: City Hall Council Chamber
City of South Gate
8650 California Avenue
South Gate, California

PROJECT LOCATION: 12411 Industrial Avenue, South Gate, CA 90280

PROJECT DESCRIPTION: This application is a request from JR & CO, LLC to create two separate industrial lots.

ENVIRONMENTAL REVIEW: The project is Categorically Exempt under Class 15 “Minor Land Divisions” of the California Environmental Quality Act. Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use onto four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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: Jessica Jimenez, Assistant Planner
Phone: 323-563-9514
E-mail: jjimenez@sogate.org
Mailing Address: Community Development Department
City of South Gate
8650 California Avenue
South Gate, CA 90280-3075

Joe Perez
Community Development Director

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

Published: May 25, 2017

Attachment B
NOTICE OF EXEMPTION

TO: County Clerk/Registrar-Recorder  FROM: Planning Department
       County of Los Angeles  City of South Gate
       Environmental Filings  8650 California Avenue
       12400 E. Imperial Hwy., Rm 2001  South Gate, CA 90280-3075
       Norwalk, CA 90650

Project Title and Location (including county):
Tentative Parcel Map No. 74973
12411 Industrial Ave, South Gate, Los Angeles, CA 90280

Project Description:
A request by Huu Thong, on behalf of JR & CO, LLC to allow a two-lot subdivision of the underlying parcel
at 12411 Industrial Ave.

Name of Public Agency Approving Project:
City of South Gate

Name of Person/Agency Carrying Out Project:
Joe Perez - Community Development Director

Exempt Status: (Check one)
☐ Ministerial (Sec. 21080 (b) (1); 15268);
☐ Declared Emergency (Sec. 21080 (b) (3); 15269(a));
☐ Emergency Project (Sec. 21080 (b) (4); 15269(b) (c));
☐ Emergency Project (Sec. 21080 (b) (4); 15269(b) (c));
☒ Categorical Exemption: Section: 15315 Class: 15
☐ Statutory Exemption: Section: _____ Class: _____

Reasons why project is exempt: The project has been deemed Categorically Exempt under Class 15
(Minor Land Divisions) Section 15315 of California Environmental Quality Act. Class 15 consists of the
division of property in urbanized areas zoned for residential, commercial, or industrial uses into four or
fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or
exceptions are required, all services and access to the proposed parcels to local standards are available,
the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does
not have an average slope greater than 20 percent.

Lead Agency Contact Person and Phone Number:
Jessica Jimenez, Assistant Planner
323-563-9514
jjimenez@sogate.org

Prepared and filed by the South Gate Community Development Department by:

Jessica Jimenez, Assistant Planner

Signature                  Printed Name and Title                  Date

Attachment C
Date: May 29, 2019

To: City of South Gate

8650 California Ave.

South Gate, CA 90280-3075

Attention: Mr. Steve Masura/ Contract Planner (Tel: 323-563-9526)

Subject: Request for extension of expiry date of Tentative Parcel Map no. 74973 by one more year.

Dear Mr. Steve Masura,

This is our courteous request for your approval for the extension of expiry date, which currently falls on June 6, 2019, of the tentative parcel map no. 74973 at 12411 Industrial Ave. South Gate, CA 90280 by one more year.

The development happened so far and the reasons why the extension is needed are as below;

1. Since we obtained your conditional approval for initiating our parcel subdivision plan under your resolution in June 2017, many steps, including our submission of various kinds of plans with supporting data and reports required by your P.W. Dept. and the latter's reviews on those plans, have been taken between your city and us.

2. It took a longer time for our preparation of those required plans and your P.W. Dept. review than we had expected in the beginning that the subdivision could be finished less than 2 years from then on. For instance;

   A. A considerably long time has been consumed in regards to LID plan until it became finally approved after the progresses including (1) our investigation in a retrospective manner back to more than 20 years ago when the warehouse,
that we bought and moved in 2012, was built, (2) discussion between your P.W. dept. & its consultant and us including our engineering team (NL Engineering company) and (3) submission of and review on the LID plans in couple of times between us and your city.

B. And on other plans and data related to those LID plan and so forth, it also took a long time for them to be completed under your review one by one by each step, which was needed to move forward to the following step.

3. We’re now here where a package of our plan for final parcel subdivision, which was initially presented to your city early this year when some personnel realignment or transfers took place in the City of South Gate, has been reviewed and followed up in a back and forth manner between your city and us.

4. While working with your city, to save time, we’ve been simultaneously working with the lien holders, including Bank of America and TMC for SBA, on our property on obtaining their consent to our plan. Though we’re not sure when we can obtain their consent, we’ve been doing our best to get it from those 2 banking institutes as soon as possible.

5. Upon recording the parcel separation with the County Recording Office just after your approval on our plan, we’ll resume executing our plan to build a new warehouse on the new parcel lot. Once a new warehouse is built, we can effectively implement our business diversification strategy, and it can also lead to an increase in overall value of our property compared to that before.

Considering the above details, it would be highly appreciated if you would approve this extension request by one more year from now on. Thank you again and look forward to your positive response pretty soon.

Sincerely,

Jang R. Cho

President of JR & CO. LLC