

**MINUTES OF THE REGULAR MEETING  
OF THE SOUTH GATE CITY PLANNING COMMISSION  
TUESDAY, MAY 4, 2021**

**INTRODUCTORY PROCEDURES**

Chairperson Jenny Perez called the meeting to order at 7:00 P.M.

The Pledge of Allegiance was led by Chairperson Jenny Perez.

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

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

**Absent/Excused:** None.

**Staff:** Interim Community Development Director Paul Adams, Acting Housing Administrator 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 April 6, 2021. Commissioner Jose De La Paz moved and Commissioner Diego Sepulveda seconded the motion to approve the Planning Commission minutes of April 6, 2021.

Roll call vote was taken as follows:

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

The motion carried (5-0), with all Commissioners voting in favor.

**2. REORGANIZATION OF PLANNING COMMISSION**

Annually, the Commission re-organizes by selecting a Chairperson and Vice- Chairperson to coincide with the reorganization of the City Council.

Chairperson Jenny Perez nominated Vice Chairperson Fabiola Inzunza as Chairperson and Jose De La Paz for Vice Chairperson.

Roll call vote was taken as follows:

- Chairperson Jenny Perez: Yes
- Vice Chairperson Fabiola Inzunza: Yes
- Commissioner Jose Delgado: Yes

Commissioner Jose De La Paz: Yes  
Commissioner Diego Sepulveda Yes

The vote was (5-0), to select Fabiola Inzunza as Chairperson and Jose De La Paz as Vice Chairperson.

**3. PUBLIC HEARING      **CONDITIONAL USE PERMIT NO. 842 TO ALLOW THE CONSTRUCTION AND OPERATION OF NEW 900 SQUARE FOOT DRIVE THROUGH SPECIALTY FOOD SHOP (DUNKIN') FOR PROPERTY LOCATED AT 4654-4658 FIRESTONE BLVD****

Senior Planner Erika Ramirez gave a presentation regarding Conditional Use Permit No. 842. This item is a request by Jacob Sonenshine for the demolition of two existing commercial buildings, totaling 3,744 square feet for the construction of a new 900 square foot commercial building for the purposes of establishing a Dunkin' drive through specialty food shop with various site improvements including 9 parking spaces and 1,501 square feet landscaping on a 11,822 square foot site. The subject site is located at 4654-4658 Firestone Boulevard at the intersection of Firestone Boulevard and Annette Avenue. The zoning designation for the proposed site is UN (Urban Neighborhood) which is one of the City's urban mixed use zones. The site is comprised of two lots (APN: 6216-014-011 & 6216-014-012). These lots will be merged into one as a condition of approval. Together the lots have an area of approximately 11,822 square feet or .27 acres. After a land dedication along Firestone Boulevard, the merged parcel will be approximately 10, 544 square feet. The site is generally regular in shape and generally flat. The proposed location will be a relatively new concept for Dunkin' in that it will provide only walk up and drive through services. There will not be an indoor dining. Hours of operation will 5am to 9pm daily, 7 days a week. The estimated number of daily customers is 600, and the maximum number of queued vehicles is expected to be 8. The Dunkin' Donuts is expected to have a total of 15-20 employees, with a shift average of 6. The traffic study showed the proposed Dunkin' is estimated to generate a cumulative total of 369 ADT with 40 trips during the AM peak-hour and 20 trips in the PM peak-hour. The traffic study also analyzed drive-through queuing by compared three sites that were selected based on similar design and locations. The number of observed vehicles queued ranged from 0 to 9 vehicles. The traffic study concluded that the Dunkin' does not represent a significant traffic impact to existing site conditions, including parking and traffic circulation. The proposed project if approved, is estimated to be completed in May, 2022.

Chairperson Fabiola Inzunza opened the public hearing.

Vice Chairperson Jose De La Paz asked if the structure would be similar as Starbucks. Senior Planner Erika Ramirez informed the Commission that the proposed project site would be larger than the Starbucks location.

Planning Commissioner Diego Sepulveda expressed concerns that the project would be ½ of mile from Starbucks and would cause more congestion on Firestone Boulevard. Commissioner Sepulveda also inquired when the Traffic Study was conducted.

Planning Commissioner Jenny Perez, also expressed concerns on traffic circulation on Firestone Boulevard.

Senior Planner Erika Ramirez informed the Planning Commission that the traffic study was submitted on February 2021 with the on-site queuing conducted in 2015.

Vice Chairperson Jose De La Paz mentioned that the Starbucks drive thru does wrap around Firestone Boulevard and informed the Commission that he has visited the surrounding Dunkin' drive-thru's and observed that the queuing traffic is less busy than a Starbucks.

Commissioner Jose Delgado asked if the Planning Commission can request a 6 month review after the project is completed to get the residents feedback.

Jacob Sonenshine, Dunkin' applicant spoke in favor of the project. He thanked the Planning Commission for considering this application. Mr. Sonenshine addressed the Commissions concern regarding the drive thru, he explained Covid-19 pandemic raised the number of drive thru patrons. Mr. Sonenshine hopes that by the time the project is completed Covid-19 pandemic will be subside.

Chairperson Fabiola Inzunza inquired on the design of the project for pedestrian walk up experience, expressed concern on the project being similar to the Starbucks. Chairperson Inzunza also asked for the landscape and onsite lighting design.

Senior Erika Ramirez informed the Commission that the proposed project is larger than the Starbucks site which will allow enough space for a walk up experience. Ms. Ramirez also informed the Commission that the landscape and lighting design will be provide during the plan check process.

Both Commissioner Jose Delgado and Commissioner Diego Sepulveda both support the project with a 6 month review once the proposed project is completed.

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

Vice Chairperson Jose De La Paz moved and Commissioner Diego Sepulveda seconded to accept the determination that this project is Categorically exempt for the California Environmental Quality Act under Class 3 Section 15303 of the State CEQA guidelines; adopt the findings as outlined in Resolution No. 2021-05 and approve Conditional Use Permit No. 842, subject to the recommended conditions of approval, as contained in Resolution No. 2021-05 and with a request to bring Dunkin' back to the Commission for a 6 month review once the proposed project is completed.

Roll call vote was taken as follows:

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

The motion carried (5-0), with all Commissioners voting in favor.

**4. PUBLIC MEETING      OUTDOOR MURAL AT 9314 CALIFORNIA AVENUE – MI MASCOTA  
PET SHOP**

Senior Planner Erika Ramirez gave a brief presentation regarding this project. Ms. Ramirez stated that the business owner of the Mi Mascota Pet Shop, submitted a request for the approval of a painted on the front exterior wall of their business located at 9314 California Avenue. The business is located on the east side of California Avenue south of Southern Avenue and north of Duane Way. Mi Mascota Pet Shop is a family-owned pet shop and groomer that provides grooming services, and sells pet related products such as food, accessories and reptiles, birds, fish, and small mammals. Mi Mascota Pet Shop has been operating in South Gate since April, 2011.

The proposed mural is visible to pedestrian and vehicular traffic traveling north and south on California Avenue. The proposed mural measures approximately 16' feet high by 34' feet wide and is painted on the store front facing California Avenue. Because this project is installed on private property, maintenance of the mural would be the responsibility of the business and property owners. The proposed mural was painted by Alejandro Lopez. Mr. Lopez is a resident of South Gate and a local artist. The art work for the mural is a self-reflection of the business. The mural uses an array of bright colors to create images of exotic birds, reptiles and dogs.

The Planning Commission is charged with reviewing mural requests including size, height, location and other restrictions the Planning Commission may deem appropriate. General criteria that can be used in evaluating wall murals include aesthetic quality and harmony of the art work.

Chairperson Fabiola Inzunza opened the meeting for comments. There being no comments, Chairperson Fabiola Inzunza closed the meeting for public comments.

Chairperson Fabiola Inzunza informed the Commission that she drives past the establishment and that the mural is already on the building.

Commissioner Jenny Perez expressed that she would like to see the business owner come before the Planning Commission before the mural was painted on the building.

Commissioner Diego Sepulveda mentioned he enjoys the murals vibrant colors.

Commissioner Jose Delgado asked staff what would happen if the mural does not get approved.

Senior Planner Erika Ramirez informed the Commission that the mural must to be removed and business owner would have to comply with the City's sign code.

Commissioner Jose Delgado asked who is responsible for the maintenance of the mural.

Senior Erika Ramirez informed the Commission that Condition of Approval number 6 stipulates that the applicant shall maintain and preserve the mural in good condition to the satisfaction of the City.

Chairperson Fabiola spoke in favor of the mural. Chairperson Inzunza raised concerns about the mural painting onto the windows.

City Attorney Craig Hardwick informed the Commission that the Municipal Code prohibits signs and murals from covering the windows. Mr. Hardwick stated the mural is in violation of the Municipal Code.

Commissioner Diego Sepulveda asked how the City can educate the business community on the various Municipal Codes.

Vice Chairperson Jose De La Paz raised concerns that the mural disrupts the harmony within the surrounding areas.

Commissioner Jose Delgado requested that this item be continued to allow the business owner to comment.

Chairperson Fabiola Inzunza moved and Commissioner Jose Delgado second to continue this item to a future planning Commission meeting.

Roll call vote was taken as follows:

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

The motion carried (5-0), with all Commissioners voting in favor.

**Audience Comments**

None.

**City Staff Comments**

None.

**Planning Commission Comments**

Commissioner Jose Delgado inquired what the City’s plans are with the new HUD allocation funds being received for HOME.

Interim Community Development Director Paul Adams informed the Commission that the Housing Authority owns 3 properties and the funding received by HUD would help subsidize those properties for future affordable housing projects.

Chairperson Inzunza is requesting on-going updates on the Housing Element and Inclusionary Housing Ordinance.

**ADJOURNMENT**

There being no further business before the Planning Commission, Chairperson Fabiola Inzunza adjourned the meeting to May 18, 2021. The meeting was adjourned at 8:49 P.M.

Respectfully,

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Paul Adams, Acting Secretary

APPROVED:

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Fabiola Inzunza, Chairperson