

City of South Gate

PLANNING COMMISSION

AGENDA BILL

For the Regular Meeting of: February 18, 2020

Contract Planner:  Director Community Development: 
Rebecca Contreras *Joe Perez*

SUBJECT: CONDITIONAL USE PERMIT NO. 838 TO ALLOW AN INDEPENDENT STUDY LEARNING CENTER (LEARN4LIFE) AT 3848 TWEEDY BOULEVARD.

PURPOSE: To consider a request to approve Conditional Use Permit No. 838 (CUP) to allow an independent study learning center (school) at 3848 Tweedy Boulevard. The Tweedy Boulevard Specific Plan allows schools in the Tweedy Mixed Use 2 (TMU2) zone with a Conditional Use Permit.

RECOMMENDED ACTION: Continue the public hearing to the March 17, 2020 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 February 6, 2020. In addition, notices were mailed to property owners and addresses located within 1,000 feet of the property. The notice of continuation was mailed to residents and property owners and addresses located within 1,000 feet of the property on February 14, 2020.

REQUEST FOR CONTINUATION: On February 13, 2020, the applicant, Learn4Life, requested a continuation of the public hearing for Conditional Use Permit No. 838 (CUP) to allow additional time for community outreach prior to the March 17, 2020 Planning Commission meeting. The applicant will notify property owners and occupants within 1,000 feet of the project of the date, time and location of the public outreach meeting.

ATTACHMENTS: A. Notice of Public Hearing
B. Notice of Continuation of Public Hearing

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

NOTICE OF CANCELLATION AND RESCHEDULING OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate public hearing to consider Conditional Use Permit No. 838.

The item will be heard at the next Regular Planning Commission meeting as follows:

DATE OF HEARING: Tuesday, February 18, 2020

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: The project site is located at 3848 Tweedy Boulevard

PROJECT DESCRIPTION: Conditional Use Permit No. 838 to allow the establishment of a new independent study learning center (school) to occupy 7,543 square feet of an existing commercial shopping center located in the Tweedy Mixed-2 Use (TMU2) Zone with an Active Retail Frontage overlay.

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: Rebecca Contreras, Contract Planner
Phone: 323-563-9514
E-mail: rcontreras@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

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

Dated: February 6, 2020

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

NOTICE OF CONTINUATION OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of South Gate will at their February 18, 2020 meeting consider continuing a scheduled public hearing for proposed Conditional Use Permit No. 838 to the March 17, 2020 Planning Commission meeting.

The item will be heard at the upcoming Regular Planning Commission meeting as follows:

DATE OF HEARING: Tuesday, March 17, 2020

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: The project site is located at 3848 Tweedy Boulevard

PROJECT DESCRIPTION: The Conditional Use Permit No. 838 is to allow the establishment of a new independent study learning center (school) to occupy 7,794 square feet of an existing commercial shopping center located in the Tweedy Mixed Use -2 (TMU2) Zone with an Active Retail Frontage overlay. The proposed learning center would occupy the vacant suites next to the existing DD's retail store.

The applicant has requested that the item be continued to host a community meeting with surrounding residents. A separate notice for the community meeting will be sent, identifying date, time and location.

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. Interested parties can provide public testimony at the February 18, 2020 public meeting; however, the public hearing will be continued to March 17, 2020.

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

Contact: Candida Neal, Contract Planner
Phone: 323-563-9526
E-mail: cneal@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

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

Dated: February 14, 2020